

COMMON COUNCIL MEETING AGENDA

**MONDAY, AUGUST 17, 2020 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE**

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - a. Approval of Minutes**
 1. August 3, 2020 Regular Meeting
 - b. Claims**
 1. Payroll \$ 3,030,600.15
 2. General Claims \$ 1,703,383.84
 3. Retirement \$97,251.00
 4. Wire Transfers \$5,712,213.84
- 9. ACTION ON MAYORAL VETOES**
- 10. COMMITTEE REPORTS**
 - a. Finance, Utilities and Rules Committee
 - b. Land Use and Special Studies Committee
 - c. All reports designated by the Chair to qualify for placement under this category.
- 11. OTHER REPORTS – (at the first meeting of the month specified below):**
 - a. Carmel Redevelopment Commission (Monthly)
 - b. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)
 - c. Audit Committee (Bi-annual – May, October)
 - d. Redevelopment Authority (Bi-annual – April, October)
 - e. Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
 - f. Economic Development Commission (Bi-annual – February, August)

- g. Library Board (Annual – February)
- h. Ethics Board (Annual – February)
- i. **Public Art Committee (Annual – August)**
- j. Parks Department (Quarterly – February, May, August, November)
- k. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

- a. **Eighteenth Reading of Ordinance D-2488-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 6, Sections 8-56(d) and 8-58(a); Sponsor(s): Councilor(s) Finkam and Worrell. **Returning from the Finance, Utilities and Rules Committee.**

Synopsis:

Ordinance adds vehicle weight restrictions to various City streets.

- b. **Third Reading of Ordinance Z-653-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Jackson's Grant Village Planned Unit Development District; Sponsor: Councilor Rider. **Returning from the Land Use and Special Studies Committee.**

Synopsis:

Ordinance seeks approval to rezone 20.77 acres to PUD/Planned Unit Development in order to develop a mixed use project with single family, townhomes, and neighborhood commercial space. The site is located at the northwest corner of 116th Street and Springmill Rd., just south of the existing Silvara PUD (Z-553-11)/Jackson's Grant development.

- c. **Second Reading of Ordinance Z-655-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, establishing standards for beekeeping in the Unified Development Ordinance; Sponsor(s): Councilors Rider and Worrell. **Sent to the Land Use and Special Studies Committee (8/11/2020 Meeting Date).**

Synopsis:

Amends the Unified Development Ordinances in order to establish standards for beekeeping in residential districts.

- d. **Second Reading of Ordinance D-2538-20**; an Ordinance of the Common Council of the City of Carmel, Indiana, vacating the right-of-way located within lots 13 and 14 of Henry Roberts Heirs Addition; Sponsor: Councilor Kimball. **Sent to the Land Use and Special Studies Committee (8/11/2020 Meeting Date).**

Synopsis:

Ordinance vacates one 10-foot alley between lots 13 and 14 in Henry Roberts Heirs Addition, addressed as 120 1st Avenue NW and 126 1st Avenue NW, Carmel, IN

13. PUBLIC HEARINGS

14. NEW BUSINESS

- a. **Resolution CC 08-17-20-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Old Town Economic Development Area (Smokey and Monon – North End); Sponsor(s): Councilor(s) Kimball and Rider.

Synopsis:

Resolution finds that a resolution adopted by the City of Carmel Redevelopment Commission making certain amendments to the Declaratory Resolution for the Old Town Economic Development Area and the Smokey & Monon Allocation Area conforms to the plan of development for the City of Carmel, and approves such resolution and a resolution of the City of Carmel Plan Commission regarding the same.

- b. **Resolution CC 08-17-20-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving One or More Series of City of Carmel Redevelopment Authority Lease Rental Revenue Refunding Bonds, Approving Amendments to Certain Leases and Taking Other Actions Related Thereto; Sponsor(s): Councilor(s) Finkam, Rider and Worrell.

Synopsis:

This Resolution approves the issuance of City of Carmel Redevelopment Authority lease rental revenue bonds for the purpose of refinancing the Authority's Lease Rental Revenue Multipurpose Bonds, Series 2012A and the Authority's Lease Rental Revenue Refunding Bonds, Series 2014, in order to achieve debt service savings and approves documents and matters related thereto.

- c. **Resolution CC 08-17-20-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Authorizing an Amended and Restated Revenue Deposit Agreement Between the City of Carmel, Indiana, and the City of Carmel Redevelopment Commission; Sponsor(s): Councilor(s) Finkam, Rider and Worrell.

Synopsis:

This Resolution approves and authorizes the City and the CRC to execute an updated Amended and Restated Revenue Deposit Agreement in order to supplement the list of Allocation Areas governed by the terms of the Agreement, reflect certain refunding bonds of the Redevelopment Authority, update the Supplemental Reserve Fund requirement and make certain technical corrections thereto.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

17. ANNOUNCEMENTS

18. EXECUTION OF DOCUMENTS

19. ADJOURNMENT

COMMON COUNCIL MEETING MINUTES

MONDAY, AUGUST 3, 2020 - 6:00 P.M.
COUNCIL CHAMBERS - CITY HALL - ONE CIVIC SQUARE

MEETING CALLED TO ORDER

Council President Laura Campbell; Council members Sue Finkam, Kevin Rider, Miles Nelson, Bruce Kimball, Jeff Worrell, Adam Aasen, Tony Green, Tim Hannon and Deputy Clerk Jenny Stites were present..

Council President Campbell called the meeting to order at 6:00:00 PM.

AGENDA APPROVAL

Council Vice President Finkam moved to amend the agenda by adding the 2012 and 2014 Redevelopment Authority bonds to Item #16 Other Business. Councilor Rider seconded. There was no discussion. The motion was approved 9-0.

Councilor Kimball moved to amend the agenda by adding a public hearing for Ordinance D-2538-20, an Ordinance of the Common Council of the City of Carmel, Indiana, vacating the right-of-way located within lots 13 and 14 of Henry Roberts Heirs Addition. Council President Campbell noted that, while this item was correctly publically noticed, it was not included in the packet or agenda for this meeting.

Councilor Kimball moved to add. Councilor Rider seconded. There was no discussion. The motion was approved 9-0.

Council Vice President Finkam moved to approve the agenda as amended. Councilor Rider seconded. There was no discussion. The motion was approved 9-0

INVOCATION

Rabbi Dennis Sasso delivered the Invocation.

Councilor Nelson led the Pledge of Allegiance.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

There were none.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Mercedes Taylor (Thornberry Drive) spoke in general opposition to the 146th & Monon Planned Unit Development (PUD) (Ordinance Z-654-20).

46 David Taylor (Thornberry Drive) spoke in general opposition to the 146th & Monon PUD.
47
48 Bob Diener (Stonehedge Drive) spoke in opposition to the 146th & Monon PUD due to density, drainage,
49 traffic and parking.
50
51 Inna Glozman (Boulder Court) spoke in general opposition to the 146th & Monon PUD.
52
53 Donna Aiken (Thornberry Drive) spoke in opposition to the 146th & Monon PUD due to traffic, density
54 and drainage.
55
56 James Aiken (Thornberry Drive) spoke in opposition to the 146th & Monon PUD due to utilities,
57 infrastructure, traffic and flooding.
58

59 **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**

60
61 There were none.
62

63 **CONSENT AGENDA**

64
65 Councilor Rider moved to approve the consent agenda. Councilor Aasen seconded. There was no
66 discussion. Council President Campbell called for the vote. The motion was approved 9-0.
67

68 a. **Approval of Minutes**

69
70 1. July 20, 2020, Regular Meeting
71

72 b. **Claims**

73
74 1. Payroll: \$6,191,803.34
75 2. General Claims: \$3,083,486.72
76

77 **ACTION ON MAYORAL VETOES**

78
79 There were none.
80

81 **COMMITTEE REPORTS**

82
83 Council Vice President Finkam reported that the Finance, Utilities and Rules Committee has not met
84 since the last Council meeting, but tentatively plans to meet on August 12, 2020, at 5:30 PM.
85

86 Councilor Green reported that the Land Use and Special Studies Committee met July 29, 2020, with one
87 item on the agenda – Ordinance Z-654-20 – which was returned to the Council with a 2-2 vote.
88

89 **OTHER REPORTS**

90
91 Director of the Redevelopment Commission, Henry Mestetsky, presented the monthly report on current
92 redevelopment projects.

Director of the Redevelopment Commission, Henry Mestetsky, on behalf of Edward Bukovac, presented the bi-annual report from the Economic Development Commission.

Director of the Department of Carmel Clay Parks and Recreation, Michael Klitzing, presented the quarterly report on Parks projects, events and activities.

Director of Community Relations and Economic Development, Nancy Heck, presented an update regarding cancelled and/or rescheduled City events due to Covid-19.

Council Questions:

Councilor Aasen asked Director Heck if there are concerns that Covid-19 has put a damper on the possibility of having the inaugural 2021 Carmel Music and Film Festival, and whether it has negatively affected fundraising. She advised Covid-19 has impacted every aspect of the planning of the festival, and if they do not have enough funds raised by a certain date, the festival will be postponed. She explained that every possibility and scenario are being evaluated.

Councilor Worrell asked Director Heck what happens to the money that is budgeted for an event if the event is cancelled. She explained if there is an amount of taxpayer dollars earmarked for a certain event as a line item in the budget, and that event does not occur, the money goes back to the general fund. If the money is in a non-reverting fund, such as the Ice at Carter Green, and is not used, the money just stays in that fund until the next year.

OLD BUSINESS

Council President Campbell announced the **Seventeenth Reading of Ordinance D-2488-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 6, Sections 8-56(d) and 8-58(a); Sponsors: Councilors Finkam and Worrell. This item remains in the Finance, Utilities & Rules Committee.

Council President Campbell announced the **Second Reading of Ordinance Z-654-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the 146th & Monon Planned Unit Development District; Sponsor: Councilor Rider. She advised this item was returning to Council from the Land Use & Special Studies Committee. Councilor Green reviewed the work done within the Land Use & Special Studies Committee regarding topics such as traffic and drainage and explained that the vote was 2-2 regarding whether to send the item back to Council with a positive recommendation. Some Council members asked questions of Jim Shinaver, attorney with Nelson & Frankenberger: Councilor Worrell asked about changing the development's entryway alignment. Mr. Shinaver indicated he had sent to Council members Estridge Development's commitment regarding realignment of the entryway drive, as well as an explanation that Estridge Development had reached a private agreement with the landowner to the south regarding additional landscaping. Council President Campbell asked Mr. Shinaver to address drainage issues of the site. Mr. Shinaver explained the process the project had gone through with utilities and City departments and that the petitioner has complied with all City and County drainage requirements. Discussion was held. Councilor Aasen moved to approve. Councilor Rider seconded. The motion was approved, 5-4.

Council President Campbell announced the **Second Reading of Ordinance Z-653-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Jackson's Grant Village Planned Unit

Development District; Sponsor: Councilor Rider. This item remains in Land Use & Special Studies Committee and will be reviewed Wednesday, August 5, at 5:00 PM.

PUBLIC HEARINGS

Council President Campbell announced the **First Reading of Ordinance Z-655-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, establishing standards for beekeeping in the Unified Development Ordinance. Sponsors: Councilors Rider and Worrell. Councilor Worrell moved to introduce the item into business. Councilor Rider seconded. Councilor Worrell introduced the item to Council. Council President Campbell opened the public hearing at 8:17:00 PM.

Peter Murphy, a current beekeeper, spoke in favor of defining the boundaries in which a beekeeper can have bees and still remain a good neighbor. He suggested the item go to Committee in order to rewrite the current document.

Council President Campbell closed the public hearing at 8:20:30 and sent the Ordinance to the Land Use & Special Studies Committee.

NEW BUSINESS

There was none.

AGENDA ADD-ITEMS

PUBLIC HEARING: Council President Campbell announced the **First Reading of Ordinance D-2538-20**; An Ordinance of the Common Council of the City of Carmel, Indiana, vacating the right-of-way located within lots 13 and 14 of Henry Roberts Heirs Addition. Council Vice President Finkam moved to introduce. Councilor Kimball seconded. Councilor Kimball introduced the item to Council. Rebecca McGuckin, Old Town Companies, explained the intent of the Ordinance and answered questions. Council President Campbell opened the public hearing at 8:24:00 PM.

Seeing no one wishing to speak, Council President Campbell closed the public hearing at 8:24:00 PM and sent the ordinance to the Land Use & Special Studies Committee.

Council Vice President Finkam introduced an item regarding the possible refunding of 2012 and 2014 Redevelopment Authority bonds in order to save taxpayer money. She asked that this be sent to the Finance, Utilities & Rules Committee, to be followed by a first reading at the August 17, 2020, Common Council meeting. Council President Campbell sent this item to the Finance, Utilities & Rules Committee

OTHER BUSINESS

There was none.

ANNOUNCEMENTS

There were none

187 Council President Campbell adjourned the meeting at 8:27:07 PM.

188

189 **EXECUTION OF DOCUMENTS**

190

191 **ADJOURNMENT**

192

193 Respectfully submitted,

194

195

196

197

198

Sue Wolfgang, Clerk

199

200

Approved,

201

202

203

Laura Campbell, Council President

204

205

206

207

208

ATTEST:

Sue Wolfgang, Clerk

Total Gross Wages for REGULAR PAYROLL date 07/31/2020

\$2,081,065.73

Total Payroll Liabilities for REGULAR PAYROLL dated 07/31/2020

\$949,534.42

I hereby certify that payroll amount listed above is true and correct and I have audited same in accordance with IC 5-11-10-1.6.


Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of **\$3,030,600.15** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2020

Acknowledged by the Common Council of the City of Carmel, Indiana.

Council President

_____	_____
_____	_____
_____	_____
_____	_____

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CBTS	356460	07/29/20	TELEPHONE LINE CHARGES	1125-4344000	152.90	
CBTS	356460	07/29/20	TELEPHONE LINE CHARGES	1091-4344000	305.86	
						458.76
DUKE ENERGY	356461	07/29/20	ELECTRICITY	1125-4348000	13.43	
DUKE ENERGY	356461	07/29/20	ELECTRICITY	1125-4348000	9.62	
DUKE ENERGY	356461	07/29/20	ELECTRICITY	1125-4348000	14.00	
DUKE ENERGY	356461	07/29/20	ELECTRICITY	1125-4348000	451.95	
						489.00
VECTREN ENERGY	356462	07/29/20	0262017220052318900	1125-4349000	19.21	
VECTREN ENERGY	356462	07/29/20	0262017220050099721	1125-4349000	18.52	
VECTREN ENERGY	356462	07/29/20	0262017220057904133	1091-4349000	88.27	
VECTREN ENERGY	356462	07/29/20	0262017220057844902	1091-4349000	644.31	
						770.31
ACE-PAK PRODUCTS INC	356463	07/29/20	OTHER MAINT SUPPLIES	1125-4238900	590.10	
ACE-PAK PRODUCTS INC	356463	07/29/20	OTHER MAINT SUPPLIES	1093-4238900	562.31	
						1,152.41
ADP INC	356464	07/29/20	OTHER PROFESSIONAL FEES	1125-4341999	590.60	
ADP INC	356464	07/29/20	OTHER PROFESSIONAL FEES	1081-4341999	1,025.30	
ADP INC	356464	07/29/20	OTHER PROFESSIONAL FEES	1091-4341999	1,039.00	
						2,654.90
AMERICAN RED CROSS-HLTH &	356465	07/29/20	OTHER FEES & LICENSES	1096-4358300	452.00	
						452.00
AQUATIC CONTROL INC	356466	07/29/20	2020 POND MAINTENANCE	1125-4350400 54263	239.67	
AQUATIC CONTROL INC	356466	07/29/20	2020 POND MAINTENANCE	1125-4350400 54263	241.67	
AQUATIC CONTROL INC	356466	07/29/20	2020 POND MAINTENANCE	1125-4350400 54263	420.33	
						901.67
ARAB TERMITE & PEST CONTR	356467	07/29/20	BUILDING REPAIRS & MAINT	1093-4350100	78.00	
						78.00
BRIAN BALLARD	356468	07/29/20	ADULT CONTRACTORS	1096-4340800	1,980.00	
						1,980.00
CORVUS JANITORIAL OF INDI	356469	07/29/20	CLEANING SERVICES	1093-4350600	4,896.00	
						4,896.00
BLUETARP FINANCIAL	356470	07/29/20	SMALL TOOLS & MINOR EQUIP	1093-4238000	586.63	
						586.63
BRAINSTORM PRINT	356471	07/29/20	STATIONARY & PRNTD MATERL	1125-4230100	42.00	
						42.00
C R MECHANICAL	356472	07/29/20	BUILDING MATERIAL	1093-4235000	193.81	
						193.81
CARMEL UTILITIES	356473	07/29/20	WATER & SEWER	1125-4348500	29.27	
						29.27
CHARDON LABORATORIES INC	356474	07/29/20	BUILDING REPAIRS & MAINT	1093-4350100	250.00	
						250.00
CINTAS CORPORATION #18	356475	07/29/20	OTHER MAINT SUPPLIES	1093-4238900	469.39	
CINTAS CORPORATION #18	356475	07/29/20	OTHER MAINT SUPPLIES	1093-4238900	576.39	
CINTAS CORPORATION #18	356475	07/29/20	OTHER MAINT SUPPLIES	1093-4238900	577.48	
						1,623.26
SARA CLARK	356476	07/29/20	ORGANIZATION & MEMBER DUE	1125-4355300	99.00	
						99.00
COMMUNITY OCCUPATIONAL HE	356477	07/29/20	MEDICAL FEES	1091-4340700	50.00	
						50.00
COMPLIANCE SIGNS LLC	356478	07/29/20	OTHER MISCELLANEOUS	1091-4239099	74.00	
						74.00
AUDREY COOPER	356479	07/29/20	TRAVEL FEES & EXPENSES	1081-4343000	116.15	
						116.15
CUMMINS CROSSPOINT	356480	07/29/20	EQUIPMENT REPAIRS & MAINT	1093-4350000	686.90	
						686.90
ELLIS MECHANICAL & ELECTR	356481	07/29/20	EQUIPMENT REPAIRS & MAINT	1093-4350000	3,487.50	
						3,487.50

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 2
 acctpay1cm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
FAZOLI'S	356482	07/29/20	GENERAL PROGRAM SUPPLIES	1081-4239039	112.00	
FAZOLI'S	356482	07/29/20	GENERAL PROGRAM SUPPLIES	1081-4239039	360.00	
						472.00
GRAINGER	356483	07/29/20	OTHER MAINT SUPPLIES	1093-4238900	46.72	
GRAINGER	356483	07/29/20	RETAIL GOODS	1092-4239045	454.50	
GRAINGER	356483	07/29/20	OTHER MAINT SUPPLIES	1093-4238900	43.64	
GRAINGER	356483	07/29/20	REPAIR PARTS	1125-4237000	104.80	
GRAINGER	356483	07/29/20	CLEANING SUPPLIES	1125-4238900 54580	917.50	
						1,567.16
GRAYBAR ELECTRIC CO, INC	356484	07/29/20	REPAIR PARTS	110-4237000	250.00	
GRAYBAR ELECTRIC CO, INC	356484	07/29/20	OTHER MAINT SUPPLIES	1093-4238900	1,003.80	
						1,253.80
GREEN TOUCH SERVICES, INC	356486	07/29/20	GROUNDS MAINTENANCE	1094-4350400	1,513.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	GROUNDS MAINTENANCE	1125-4350400	210.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	WOODLAND GARDENS BED	1125-4350400 54320	195.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	597.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	3,142.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	408.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	165.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	266.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	130.50	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	173.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	510.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	425.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	191.50	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	144.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	164.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	240.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	280.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	346.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	150.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	150.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	88.00	
GREEN TOUCH SERVICES, INC	356486	07/29/20	2020 LANDSCAPING	1125-4350400 54192	3,045.00	
						12,533.00
HAMILTON DISC GOLF	356487	07/29/20	2020 ANNUAL MAINT	1125-4350400 54488	867.00	
						867.00
HOOSIER PORTABLE RESTROOM	356488	07/29/20	PORTABLE RESTROOMS	1125-4353099 54433	160.00	
HOOSIER PORTABLE RESTROOM	356488	07/29/20	PORTABLE RESTROOMS	1125-4353099 54433	160.00	
HOOSIER PORTABLE RESTROOM	356488	07/29/20	HAND WASHING STAT RENTAL	1125-4359016 54567	1,460.00	
						1,780.00
KROGER CO	356489	07/29/20	GENERAL PROGRAM SUPPLIES	1082-4239039	30.87	
KROGER CO	356489	07/29/20	GENERAL PROGRAM SUPPLIES	1082-4239039	8.97	
KROGER CO	356489	07/29/20	GENERAL PROGRAM SUPPLIES	1082-4239039	24.50	
						64.34
KIRK LUTTRELL	356490	07/29/20	GENERAL PROGRAM SUPPLIES	1096-4239039	875.00	
						875.00
MAC DESIGNS INC	356491	07/29/20	STAFF CLOTHING	1082-4356004	5,504.00	
MAC DESIGNS INC	356491	07/29/20	PARTICIPANT CLOTHING	1082-4356005	11,566.05	
						17,070.05
SARAH MCCONKEY	356492	07/29/20	TRAVEL FEES & EXPENSES	1081-4343000	12.65	
						12.65
MOBILE MINI INC	356493	07/29/20	OTHER RENTAL & LEASES	1094-4353099	153.22	
MOBILE MINI INC	356493	07/29/20	OTHER RENTAL & LEASES	1094-4353099	153.22	
						306.44
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400 54237	900.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400 54237	879.75	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400 54237	1,306.44	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 3
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	2,800.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	664.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	1,860.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	690.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	1,479.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	860.70	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	TURF CHEMICAL TREATMENTS	1125-4350400	54236	373.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	840.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	484.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	1,881.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	1,209.92	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	675.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	3,876.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	3,612.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	STECKLEY PROP MOWING 2020	1125-4239000	54391	552.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MOWING & EDGING SERVICES	1125-4350400	54237	2,585.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	MONON & HOTEL MOWING	1125-4350400	54560	200.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	TURF CHEMICAL TREATMENTS	1125-4350400	54236	478.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	TURF CHEMICAL TREATMENTS	1125-4350400	54236	746.80	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	TURF CHEMICAL TREATMENTS	1125-4350400	54236	307.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	TURF CHEMICAL TREATMENTS	1125-4350400	54236	235.00	
MR. B'S LAWN MAINTENANCE	356495	07/29/20	TURF CHEMICAL TREATMENTS	1125-4350400	54236	185.00	
							29,679.61
ON RAMP INDIANA INC	356496	07/29/20	INFO SYS MAINT/CONTRACTS	1125-4341955		3,249.00	
ON RAMP INDIANA INC	356496	07/29/20	INFO SYS MAINT/CONTRACTS	1081-4341955		77.50	
ON RAMP INDIANA INC	356496	07/29/20	INFO SYS MAINT/CONTRACTS	1091-4341955		616.00	
ON RAMP INDIANA INC	356496	07/29/20	IT SERVICES	1125-4359016		95.00	
ON RAMP INDIANA INC	356496	07/29/20	IT SERVICES	1081-4359016		142.50	
ON RAMP INDIANA INC	356496	07/29/20	IT SERVICES	1091-4359016		44.00	
							4,224.00
OVR EQUIPMENT SALES & REN	356497	07/29/20	FOGGER CHEMICAL	1081-4359016		1,338.00	
							1,338.00
PEPSI-COLA GEN BOT IN	356498	07/29/20	FOOD & BEVERAGES	1095-4239040		154.98	
							154.98
PRESIDIO INFRASTRUCTURE S	356499	07/29/20	INFO SYS MAINT/CONTRACTS	1125-4341955		175.00	
							175.00
JAMES RANSFORD	356500	07/29/20	CELLULAR PHONE FEES	1091-4344100		25.00	
							25.00
RAY'S TRASH SERVICE INC	356501	07/29/20	MONON BLVD ANNUAL SERVICE	1125-4350900	54295	321.00	
							321.00
PAULA SCHLEMMER	356502	07/29/20	TRAVEL FEES & EXPENSES	1125-4343000		20.70	
							20.70
JULIE SHELDON	356503	07/29/20	REFUNDS AWARDS & INDEMITY	1096-4358400		30.00	
							30.00
SIGNAL CONSTRUCTION INC	356504	07/29/20	GROUNDS MAINTENANCE	1125-4350400		1,084.12	
SIGNAL CONSTRUCTION INC	356504	07/29/20	GROUNDS MAINTENANCE	1125-4350400		418.00	
							1,502.12
SMITHGROUP INC	356505	07/29/20	DESIGN SERVICE-CLAY TWNSP	106-4460708	54125	4,900.00	
							4,900.00
SOROS CLINICAL SOLUTIONS	356506	07/29/20	COVID-19 TESTING	1091-4359016		675.00	
							675.00
SPEAR CORPORATION	356507	07/29/20	OTHER MAINT SUPPLIES	1094-4238900		15,306.40	
							15,306.40
STAPLES BUSINESS ADVANTAG	356508	07/29/20	OFFICE SUPPLIES	1091-4230200		216.57	
STAPLES BUSINESS ADVANTAG	356508	07/29/20	OFFICE SUPPLIES	1125-4230200		77.68	
STAPLES BUSINESS ADVANTAG	356508	07/29/20	AO OFFICE SUPPLIES	1125-4230200	54610	301.17	
							595.42
ANYTIME outhouse	356509	07/29/20	COVID-19	1081-4359016		857.10	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 4
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ANYTIME OUTHOUSE	356509	07/29/20	COVID-19	1081-4359016	857.10	
ANYTIME OUTHOUSE	356509	07/29/20	COVID-19	1091-4359016	857.10	
						2,571.30
SYSO FOOD SERVICES	356510	07/29/20	FOOD & BEVERAGES	1095-4239040	2,504.00	
SYSO FOOD SERVICES	356510	07/29/20	FOOD & BEVERAGES	1095-4239040	2,239.83	
SYSO FOOD SERVICES	356510	07/29/20	FOOD & BEVERAGES	1095-4239040	2,217.01	
						6,960.84
EMILY TIMMONS	356511	07/29/20	TRAVEL FEES & EXPENSES	1081-4343000	6.33	
						6.33
SARAH TURNER	356512	07/29/20	REFUNDS AWARDS & INDEMITY	1082-4358400	360.00	
SARAH TURNER	356512	07/29/20	REFUNDS AWARDS & INDEMITY	1082-4358400	152.00	
						512.00
WILLOW MARKETING MGMT, IN	356513	07/29/20	COVID-19 WEBSITE SERV	1091-4359016	1,200.00	
						1,200.00
WNA SERVICES CO	356514	07/29/20	MARKETING & PROMOTIONS	1091-4341991	607.90	
WNA SERVICES CO	356514	07/29/20	MARKETING & PROMOTIONS	1091-4341991	597.40	
						1,205.30
CITIZENS WESTFIELD	356515*	07/29/20	OTHER EXPENSES	601-5023990	-25.67	
CITIZENS WESTFIELD	356515*	07/29/20	OTHER EXPENSES	601-5023990	-14.06	
CITIZENS WESTFIELD	356515*	07/29/20	OTHER EXPENSES	601-5023990	-14.06	
CITIZENS WESTFIELD	356515*	07/29/20	OTHER EXPENSES	601-5023990	-29.54	
CITIZENS WESTFIELD	356515	07/29/20	OTHER EXPENSES	601-5023990	25.67	
CITIZENS WESTFIELD	356515	07/29/20	OTHER EXPENSES	601-5023990	14.06	
CITIZENS WESTFIELD	356515	07/29/20	OTHER EXPENSES	601-5023990	14.06	
CITIZENS WESTFIELD	356515	07/29/20	OTHER EXPENSES	601-5023990	29.54	
						.00
DUKE ENERGY	356516	07/29/20	OTHER EXPENSES	651-5023990	58.38	
DUKE ENERGY	356516	07/29/20	OTHER EXPENSES	651-5023990	52.16	
DUKE ENERGY	356516	07/29/20	OTHER EXPENSES	651-5023990	65.84	
DUKE ENERGY	356516	07/29/20	OTHER EXPENSES	651-5023990	49.69	
DUKE ENERGY	356516	07/29/20	OTHER EXPENSES	601-5023990	80,933.71	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	105.39	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	13.02	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	44.50	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	26.60	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	215.35	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	149.28	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	175.75	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	12.62	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	13.88	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	2201-4348000	20.54	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	1207-4348000	2,739.83	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	1207-4348000	245.76	
DUKE ENERGY	356516	07/29/20	ELECTRICITY	1207-4348000	1,092.85	
						86,015.15
VECTREN ENERGY	356517	07/29/20	0260038568352887814	651-5023990	4,267.72	
						4,267.72
VERIZON WIRELESS	356518	07/29/20	CELLULAR PHONE FEES	1192-4344100	911.78	
						911.78
KARLA BRAVO ALTAMIRANO	356519	07/29/20	REFUNDS AWARDS & INDEMITY	1082-4358400	720.00	
						720.00
BENEFIT PLANNING CONSULTA	356520	07/29/20	OTHER EXPENSES	301-5023990	533.30	
						533.30
BRIGHT HOUSE NETWORKS	356521	07/29/20	009002702071720	2201-4344100	104.98	
						104.98
BRIGHT HOUSE NETWORKS	356522	07/29/20	074668101071920	1115-4344200	154.98	
						154.98
BRIGHT HOUSE NETWORKS	356523	07/29/20	082707801071920	1115-4350900	111.18	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 5
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
BRIGHT HOUSE NETWORKS	356524	07/29/20	082710101071720	2201-4344100	104.98	111.18
CLAY CAMPBELL	356525	07/29/20	OTHER EXPENSES	601-5023990	101.25	104.98
CARMEL UTILITIES	356526	07/29/20	WATER & SEWER	2201-4348500	607.84	101.25
DIANE EBERT	356527	07/29/20	REFUND	923-5023990	150.00	607.84
INVOICE CLOUD INC	356528	07/29/20	OTHER EXPENSES	651-5023990	791.65	150.00
INVOICE CLOUD INC	356528	07/29/20	OTHER EXPENSES	601-5023990	791.65	
KONICA MINOLTA BUSINESS S	356529	07/29/20	OTHER CONT SERVICES	1201-4350900	209.42	1,583.30
BETH LARSON	356530	07/29/20	REFUND	101-5023990	100.00	209.42
WALTER LUTZ	356531	07/29/20	OTHER EXPENSES	101-5023990	100.00	100.00
PINNACLE MAILING PRODUCTS	356532	07/29/20	POSTAGE METER	1160-4353003	117.74	100.00
STEPHEN REEVES	356533	07/29/20	REFUND	301-5023990	196.25	117.74
JASON REPPERT	356534	07/29/20	REFUND	101-5023990	100.00	196.25
REPUBLIC WASTE SERVICES O	356535	07/29/20	TRASH COLLECTION	1205-4350101 103244	163.59	100.00
REPUBLIC WASTE SERVICES O	356536	07/29/20	TRASH COLLECTION	1205-4350101 103244	163.59	163.59
MARSHALL ROGERS	356537	07/29/20	OTHER EXPENSES	601-5023990	80.70	80.70
SOROS CLINICAL SOLUTIONS	356538	07/29/20	COVID-19 TESTING	301-4359016	45,225.00	45,225.00
VIRGIN PULSE, INC.	356539	07/29/20	OTHER EXPENSES	301-5023990	5,260.00	5,260.00
CHARLES WHITAKER	356540	07/29/20	REFUND	301-5023990	246.51	246.51
XEROX CORP	356541	07/29/20	OTHER EXPENSES	601-5023990	109.46	
XEROX CORP	356541	07/29/20	OTHER EXPENSES	651-5023990	109.45	218.91
XEROX CORP	356542	07/29/20	OTHER EXPENSES	651-5023990	237.97	237.97
CITIZENS WESTFIELD	356543	07/31/20	OTHER EXPENSES	601-5023990	25.67	
CITIZENS WESTFIELD	356543	07/31/20	OTHER EXPENSES	601-5023990	14.06	
CITIZENS WESTFIELD	356543	07/31/20	OTHER EXPENSES	601-5023990	14.06	
CITIZENS WESTFIELD	356543	07/31/20	OTHER EXPENSES	601-5023990	29.54	83.33
DUKE ENERGY	356544	07/31/20	ELECTRICITY	2201-4348000	14.63	
DUKE ENERGY	356544	07/31/20	ELECTRICITY	2201-4348000	79.21	
DUKE ENERGY	356544	07/31/20	ELECTRICITY	2201-4348000	38.55	
DUKE ENERGY	356544	07/31/20	ELECTRICITY	2201-4348000	52.77	
DUKE ENERGY	356544	07/31/20	ELECTRICITY	1120-4348000	1,357.60	1,542.76
MATTHEW BROADNAX	356546	07/31/20	OTHER EXPENSES	852-5023990	195.00	195.00
CARMEL UTILITIES	356547	07/31/20	WATER & SEWER	1207-4348500	631.01	631.01
GARY CARTER	356548	07/31/20	OTHER FEES & LICENSES	1120-4358300	15.00	15.00

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 6
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CONSTELLATION NEWENERGY G	356549	07/31/20	NATURAL GAS	1208-4349000	394.67	
						394.67
ADAM DEVENPORT	356550	07/31/20	EXTERNAL TRAINING TRAVEL	1110-4343002	601.82	
						601.82
GREGORY DEWALD	356551	07/31/20	OTHER EXPENSES	852-5023990	220.00	
						220.00
DON'S AUTO TRIM	356552	07/31/20	AUTO REPAIR & MAINTENANCE	1120-4351000	450.00	
						450.00
GORDON FLESCHE CO., INC.	356553	07/31/20	COPIER	1192-4353004	103.40	
						103.40
GORDON FLESCHE CO., INC.	356554	07/31/20	EQUIPMENT MAINT CONTRACTS	1120-4351501	57.44	
						57.44
SARAH LIVINGSTON	356555	07/31/20	OTHER EXPENSES	852-5023990	175.00	
						175.00
I C C BUSINESS PRODUCTS	356556	07/31/20	EQUIPMENT MAINT CONTRACTS	1120-4351501	58.43	
						58.43
BLAKE LYTLE	356559	07/31/20	OTHER EXPENSES	852-5023990	175.00	
						175.00
BLAINE MALLABER	356560	07/31/20	OTHER FEES & LICENSES	1110-4358300	135.00	
						135.00
PITNEY BOWES	356561	07/31/20	REPAIR PARTS	1120-4237000	173.86	
						173.86
QUENCH	356562	07/31/20	OTHER MAINT SUPPLIES	2201-4238900	45.32	
						45.32
PHILIP J RANLY	356563	07/31/20	HISTORIC PRESERVATION COMM	1192-4359029	2,500.00	
						2,500.00
READY REFRESH BY NESTLE	356564	07/31/20	10G0121776199	1205-4239099	62.88	
						62.88
REPUBLIC WASTE SERVICES O	356565	07/31/20	2020 TRASH SERVICE	1120-4350101 103262	464.90	
						464.90
DONALD SCHOEFF	356566	07/31/20	OTHER EXPENSES	852-5023990	175.00	
						175.00
SEDGWICK CLAIMS MGMT SERV	356567	07/31/20	OTHER EXPENSES	302-5023990	1,755.00	
SEDGWICK CLAIMS MGMT SERV	356567	07/31/20	OTHER EXPENSES	302-5023990	360.00	
						2,115.00
MEGAN D SOULTZ	356569	07/31/20	EXTERNAL TRAINING TRAVEL	1110-4343002	601.84	
						601.84
TECH ELECTRONICS	356571	07/31/20	OTHER PROFESSIONAL FEES	902-4341999	750.00	
						750.00
VERIZON	356572	07/31/20	CELLULAR PHONE FEES	1120-4344100	120.10	
						120.10
VERIZON	356573	07/31/20	CELLULAR PHONE FEES	1192-4344100	1,224.10	
						1,224.10
DIANNE WALTHALL	356574	07/31/20	REFERENCE MANUALS	1701-4239002	159.00	
						159.00
ACE TECHNOLOGIES LLC	356576	07/31/20	OTHER EXPENSES	601-5023990	5,252.50	
						5,252.50
AMAZON CAPITAL SERVICES	356577	07/31/20	1C34XRLH1FHC	1115-4239099	23.98	
						23.98
AMAZON CAPITAL SERVICES	356578	07/31/20	13GV3NYPPPM	1205-4359016	112.34	
						112.34
AMERICAN INDUSTRIAL SERVI	356579	07/31/20	OTHER EXPENSES	651-5023990	663.39	
AMERICAN INDUSTRIAL SERVI	356579	07/31/20	OTHER EXPENSES	651-5023990	785.50	
						1,448.89
AUTOZONE INC	356580	07/31/20	OTHER EXPENSES	601-5023990	17.94	
AUTOZONE INC	356580	07/31/20	OTHER EXPENSES	601-5023990	79.95	
AUTOZONE INC	356580	07/31/20	OTHER EXPENSES	601-5023990	25.98	
AUTOZONE INC	356580	07/31/20	OTHER EXPENSES	601-5023990	77.97	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 7
 acctpaylcrxm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
NORTHERN TOOL & EQUIPMENT	356581	07/31/20	OTHER EXPENSES	651-5023990	130.47	201.84
BOLDEN'S CLEANING & RESTO	356582	07/31/20	OTHER EXPENSES	651-5023990	400.00	130.47
BOLDEN'S CLEANING & RESTO	356582	07/31/20	OTHER EXPENSES	651-5023990	1,096.05	1,496.05
BRATEMAN'S INC.	356583	07/31/20	NEW OFFICER UNIFORM	1110-R4356001 103523	230.00	
BRATEMAN'S INC.	356583	07/31/20	NEW OFFICER UNIFORM	1110-R4356001 103523	1,854.95	
BRATEMAN'S INC.	356583	07/31/20	NEW OFFICER UNIFORM	1110-R4356001 103523	224.00	
BRATEMAN'S INC.	356583	07/31/20	NEW OFFICER UNIFORM	1110-R4356001 103523	174.00	
BRATEMAN'S INC.	356583	07/31/20	NEW OFFICER UNIFORM	1110-R4356001 103523	1,282.00	
BRATEMAN'S INC.	356583	07/31/20	NEW OFFICER UNIFORM	1110-R4356001 103523	73.95	
BRATEMAN'S INC.	356583	07/31/20	NEW OFFICER UNIFORM	1110-R4356001 103523	520.00	4,358.90
BRENNTAG MID SOUTH INC	356584	07/31/20	OTHER EXPENSES	601-5023990	1,030.00	1,030.00
CALLAWAY GOLF COMPANY	356585	07/31/20	GOLF HARDGOODS	1207-4356007	168.78	168.78
CENTRAL INDIANA HARDWARE	356586	07/31/20	OTHER EXPENSES	601-5023990	249.77	249.77
CERES SOLUTIONS	356587	07/31/20	GASOLINE	1207-4231400	619.04	
CERES SOLUTIONS	356587	07/31/20	DIESEL FUEL	1207-4231300	576.38	1,195.42
CHAPMAN ELEC SUPPLY INC	356588	07/31/20	OTHER EXPENSES	601-5023990	31.53	31.53
CHARDON LABORATORIES INC	356589	07/31/20	OTHER EXPENSES	651-5023990	250.00	250.00
CCS PRESENTATION SYSTEMS	356590	07/31/20	IN0016896-B	1207-4463000 104002	3,316.04	3,316.04
CINTAS CORPORATION #18	356591	07/31/20	UNIFORMS	1207-4356001	20.71	
CINTAS CORPORATION #18	356591	07/31/20	BUILDING REPAIRS & MAINT	1207-4350100	144.99	165.70
CINTAS FIRST AID & SAFETY	356592	07/31/20	SAFETY SUPPLIES	1110-4239012	94.95	94.95
CINTAS	356593	07/31/20	OTHER EXPENSES	651-5023990	441.79	
CINTAS	356593	07/31/20	OTHER EXPENSES	601-5023990	40.37	
CINTAS	356593	07/31/20	OTHER EXPENSES	651-5023990	40.36	
CINTAS	356593	07/31/20	OTHER EXPENSES	651-5023990	58.86	581.38
COMPASS MINERALS AMERICA	356594	07/31/20	OTHER EXPENSES	601-5023990	2,637.86	
COMPASS MINERALS AMERICA	356594	07/31/20	OTHER EXPENSES	601-5023990	2,796.63	
COMPASS MINERALS AMERICA	356594	07/31/20	OTHER EXPENSES	601-5023990	2,790.06	
COMPASS MINERALS AMERICA	356594	07/31/20	OTHER EXPENSES	601-5023990	2,774.73	
COMPASS MINERALS AMERICA	356594	07/31/20	OTHER EXPENSES	601-5023990	2,672.90	
COMPASS MINERALS AMERICA	356594	07/31/20	OTHER EXPENSES	601-5023990	2,758.31	16,430.49
CROSSROAD ENGINEERS, PC	356595	07/31/20	OTHER EXPENSES	609-5023990	5,519.58	
CROSSROAD ENGINEERS, PC	356595	07/31/20	OTHER EXPENSES	601-5023990	2,339.90	
CROSSROAD ENGINEERS, PC	356595	07/31/20	OTHER EXPENSES	651-5023990	775.00	
CROSSROAD ENGINEERS, PC	356595	07/31/20	OTHER EXPENSES	601-5023990	375.00	
CROSSROAD ENGINEERS, PC	356595	07/31/20	OTHER EXPENSES	601-5023990	1,437.50	
CROSSROAD ENGINEERS, PC	356595	07/31/20	OTHER EXPENSES	651-5023990	437.50	10,884.48
CROWN TROPHY	356596	07/31/20	OTHER EXPENSES	651-5023990	100.00	100.00
CURRENT PUBLISHING	356597	07/31/20	PUBLICATION OF LEGAL ADS	1192-4345500	14.42	14.42
OFFICE KEEPERS	356598	07/31/20	CLEANING SERVICES	1115-4350600	300.00	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 8
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DEEM LLC	356599	07/31/20	OTHER EXPENSES	601-5023990	555.60	300.00
DON HINDS FORD	356600	07/31/20	OTHER EXPENSES	651-5023990	865.00	555.60
EVERETT J PRESCOTT INC	356601	07/31/20	OTHER EXPENSES	601-5023990	1,319.50	865.00
EVERETT J PRESCOTT INC	356601	07/31/20	OTHER EXPENSES	601-5023990	571.28	
EXTRA SPACE MGMT INC	356602	07/31/20	OTHER RENTAL & LEASES	1110-4353099	438.00	1,890.78
FASTENAL COMPANY	356603	07/31/20	OTHER EXPENSES	651-5023990	283.89	438.00
FIRE & POLICE SELECTION,	356604	07/31/20	OTHER PROFESSIONAL FEES	1110-4341999	976.00	283.89
FIRESTONE TIRE & SERVICE	356605	07/31/20	AUTO REPAIR & MAINTENANCE	1192-4351000	125.07	976.00
GLOBAL EQUIPMENT CO	356606	07/31/20	OTHER CONT SERVICES	1208-4350900	871.79	125.07
GRAINGER	356607	07/31/20	OTHER EXPENSES	651-5023990	195.70	871.79
GRAINGER	356607	07/31/20	OTHER EXPENSES	651-5023990	95.62	
GRAINGER	356607	07/31/20	OTHER EXPENSES	651-5023990	113.35	
GRAINGER	356607	07/31/20	OTHER EXPENSES	651-5023990	282.69	
HAPPY VALLEY SAND & GRAVE	356608	07/31/20	OTHER EXPENSES	601-5023990	1,062.01	687.36
HERITAGE CRYSTAL CLEAN, L	356609	07/31/20	OTHER EXPENSES	651-5023990	100.00	1,062.01
HP INC.	356610	07/31/20	LAPTOPS-GILLIAN,HOHLT,SHE	1192-4463201	4,165.20	100.00
HP INC.	356610	07/31/20	HARDWARE	1702-4463201	540.00	
HP INC.	356610	07/31/20	HARDWARE	1702-4463201	3,123.90	
FERGUSON FACILITIES SUPPL	356611	07/31/20	OTHER EXPENSES	651-5023990	607.77	7,829.10
HUMANE SOCIETY FOR HAMILT	356612	07/31/20	HUMANE SOCIETY SERVICES	1110-4357500	6,141.00	607.77
IMAVEX	356613	07/31/20	OTHER EXPENSES	601-5023990	64.50	6,141.00
IMAVEX	356613	07/31/20	OTHER EXPENSES	651-5023990	64.50	
INDIANA OXYGEN CO	356614	07/31/20	OTHER EXPENSES	651-5023990	52.86	129.00
PEOPLE SPEAK LLC	356615	07/31/20	SOFTWARE MAINT CONTRACTS	1702-4351502	400.00	52.86
PEOPLE SPEAK LLC	356615	07/31/20	SOFTWARE	1192-4463202	400.00	
KENNEY OUTDOOR SOLUTIONS	356616	07/31/20	EQUIPMENT REPAIRS & MAINT	1207-4350000	162.96	800.00
KIRBY RISK CORPORATION	356617	07/31/20	OTHER EXPENSES	651-5023990	399.99	162.96
KIRBY RISK CORPORATION	356617	07/31/20	OTHER EXPENSES	651-5023990	447.94	
KIRBY RISK CORPORATION	356617	07/31/20	OTHER EXPENSES	651-5023990	55.92	
KIRBY RISK CORPORATION	356617	07/31/20	OTHER EXPENSES	601-5023990	91.33	
KIRBY RISK CORPORATION	356617	07/31/20	OTHER EXPENSES	601-5023990	69.48	
KIRBY RISK CORPORATION	356617	07/31/20	OTHER CONT SERVICES	1208-4350900	68.01	
KROGER CO	356618	07/31/20	OTHER MISCELLANEOUS	1110-4239099	9.95	1,132.67
KROGER CO	356619	07/31/20	COMMITTEE MEETING NEEDS	1192-R4239099	5.34	9.95
LEACH & RUSSELL	356620	07/31/20	BUILDING REPAIRS & MAINT	1115-4350100	1,514.72	5.34
LEACH & RUSSELL	356620	07/31/20	BUILDING REPAIRS & MAINT	1115-4350100	2,212.92	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 9
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
LEE SUPPLY CORP - CARMEL	356621	07/31/20	OTHER EXPENSES	651-5023990	43.82	3,727.64
						43.82
LEGACY PHOTOGRAPHY & DESI	356622	07/31/20	OTHER EXPENSES	601-5023990	360.00	360.00
LIVING WATERS CO.	356623	07/31/20	OTHER EXPENSES	601-5023990	142.66	142.66
MEDVET ASSOCIATES, LLC	356624	07/31/20	ANIMAL SERVICES	1110-4357600	720.21	
MEDVET ASSOCIATES, LLC	356624	07/31/20	AXL-DENTAL EXTRACT SURG	1110-4357600 104019	1,887.65	
MEDVET ASSOCIATES, LLC	356624	07/31/20	AXL-DENTAL EXTRACT SURG	1110-4357600 104019	152.35	2,760.21
MENARDS, INC	356625	07/31/20	99211	601-5023990	59.39	
MENARDS, INC	356625	07/31/20	99267	601-5023990	25.97	
MENARDS, INC	356625	07/31/20	99571	601-5023990	11.06	96.42
MENARDS, INC	356626	07/31/20	99570	1110-4464000	31.78	
MENARDS, INC	356626	07/31/20	99748	1110-4239099	10.95	42.73
MENARDS, INC	356627	07/31/20	BUILDING REPAIRS & MAINT	1207-4350100	95.22	95.22
MID STATE TRUCK EQUIP COR	356628	07/31/20	OTHER EXPENSES	651-5023990	242.56	242.56
MYETTE ENTERPRISES	356629	07/31/20	OTHER EXPENSES	602-5023990	200.00	200.00
OFFICE DEPOT	356630	07/31/20	OFFICE SUPPLIES	1702-4230200	70.98	70.98
OFFICE DEPOT INC	356631	07/31/20	OTHER MISCELLANEOUS	1115-4239099	39.69	
OFFICE DEPOT INC	356631	07/31/20	OTHER MISCELLANEOUS	1115-4239099	13.69	
OFFICE DEPOT INC	356631	07/31/20	OTHER MISCELLANEOUS	1115-4239099	18.99	
OFFICE DEPOT INC	356631	07/31/20	OTHER MISCELLANEOUS	1110-4239099	123.71	
OFFICE DEPOT INC	356631	07/31/20	OTHER MISCELLANEOUS	1110-4239099	71.71	
OFFICE DEPOT INC	356631	07/31/20	OFFICE SUPPLIES	1110-4230200	97.86	365.65
PACE ANALYTICAL SERVICES,	356632	07/31/20	OTHER EXPENSES	651-5023990	102.50	102.50
PIP	356633	07/31/20	OFFICIAL FORMS	1110-4230000	50.32	50.32
PLYMATE	356634	07/31/20	OTHER EXPENSES	651-5023990	410.16	
PLYMATE	356634	07/31/20	OTHER RENTAL & LEASES	1110-4353099	57.24	467.40
PRECISION COMFORT SYSTEMS	356635	07/31/20	OTHER EXPENSES	651-5023990	185.42	
PRECISION COMFORT SYSTEMS	356635	07/31/20	OTHER EXPENSES	651-5023990	1,542.99	1,728.41
SAGAMORE GAS & APPLIANCES	356636	07/31/20	OTHER EXPENSES	651-5023990	90.30	90.30
SERVICE EXPRESS INC	356637	07/31/20	EQUIP MAINT DEC'19-NOV'20	1115-R4351501 103076	1,755.00	1,755.00
SERVICE PIPE & SUPPLY INC	356638	07/31/20	OTHER EXPENSES	651-5023990	50.82	
SERVICE PIPE & SUPPLY INC	356638	07/31/20	OTHER EXPENSES	601-5023990	453.13	503.95
SHELBY MATERIALS	356639	07/31/20	OTHER EXPENSES	651-5023990	351.00	351.00
SHREWSBERRY	356640	07/31/20	OTHER EXPENSES	610-5023990	6,376.73	
SHREWSBERRY	356640	07/31/20	OTHER EXPENSES	660-5023990	6,376.72	12,753.45
SITEONE LANDSCAPE SUPPLY,	356641	07/31/20	GROUNDS MAINTENANCE	1207-4350400	490.05	490.05
STAPLES BUSINESS ADVANTAG	356642	07/31/20	OFFICE SUPPLIES	1701-R4230200 103609	47.12	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 10
 acctpaylorm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
STAPLES BUSINESS ADVANTAG	356642	07/31/20	OFFICE SUPPLIES	1701-4230200	47.12	
STAPLES BUSINESS ADVANTAG	356642	07/31/20	OFFICE SUPPLIES	1701-4230200	77.32	
						171.56
SWIFTCOMPLY US OPCO INC	356643	07/31/20	OTHER EXPENSES	651-5023990	4,330.00	
						4,330.00
SYNCB/AMAZON.COM	356644	07/31/20	445359977889	601-5023990	46.41	
SYNCB/AMAZON.COM	356644	07/31/20	456438366968	601-5023990	33.98	
SYNCB/AMAZON.COM	356644	07/31/20	548769939779	601-5023990	52.42	
SYNCB/AMAZON.COM	356644	07/31/20	838544639435	601-5023990	297.51	
						430.32
T B A & OIL WAREHOUSE, IN	356645	07/31/20	OTHER EXPENSES	601-5023990	28.38	
						28.38
TAYLOR OIL CO INC	356646	07/31/20	OTHER EXPENSES	651-5023990	159.70	
TAYLOR OIL CO INC	356646	07/31/20	OTHER EXPENSES	1208-4231500	458.25	
						617.95
THOMSON REUTERS-WEST	356647	07/31/20	REFERENCE MANUALS	1192-4239002	307.04	
THOMSON REUTERS-WEST	356647	07/31/20	SUBSCRIPTIONS	1192-4355200	256.96	
						564.00
TREASURER OF STATE	356648	07/31/20	EXTERNAL TRAINING TRAVEL	1110-4343002	40.00	
						40.00
TRI STATE BEARING CO INC	356649	07/31/20	OTHER EXPENSES	651-5023990	166.29	
						166.29
UPS	356650	07/31/20	OTHER EXPENSES	651-5023990	14.34	
						14.34
WESSLER ENGINEERING, INC	356651	07/31/20	OTHER EXPENSES	660-5023990	1,620.00	
WESSLER ENGINEERING, INC	356651	07/31/20	OTHER EXPENSES	660-5023990	1,737.50	
WESSLER ENGINEERING, INC	356651	07/31/20	OTHER EXPENSES	651-5023990	920.00	
WESSLER ENGINEERING, INC	356651	07/31/20	OTHER EXPENSES	601-5023990	920.00	
WESSLER ENGINEERING, INC	356651	07/31/20	OTHER EXPENSES	610-5023990	9,470.00	
WESSLER ENGINEERING, INC	356651	07/31/20	OTHER EXPENSES	610-5023990	3,548.75	
						18,216.25
WORRELL CORPORATION	356652	07/31/20	OTHER EXPENSES	601-5023990	4,776.75	
WORRELL CORPORATION	356652	07/31/20	OTHER EXPENSES	651-5023990	4,776.75	
						9,553.50
NATURE'S CARETAKER	356653	07/31/20	OTHER EXPENSES	601-5023990	9,160.00	
						9,160.00
JANI-KING OF INDIANAPOLIS	356654	07/31/20	OTHER EXPENSES	601-5023990	373.50	
JANI-KING OF INDIANAPOLIS	356654	07/31/20	OTHER EXPENSES	651-5023990	373.50	
						747.00
ADVANCED TURF SOLUTIONS I	356655	07/31/20	LANDSCAPING SUPPLIES	2201-4239034	650.00	
						650.00
AMAZON CAPITAL SERVICES	356656	07/31/20	AIRMAX AERATION SYSTEM	2201-4239034 104160	3,099.99	
						3,099.99
BEC ENTERPRISES LLC	356657	07/31/20	AUTO REPAIR & MAINTENANCE	2201-4351000	2,939.17	
						2,939.17
BRENNTAG MID SOUTH INC	356658	07/31/20	REFLECTING POND SUPPLIES	1206-4350900 103624	4,300.14	
						4,300.14
BRIGHTVIEW LANDSCAPES LLC	356659	07/31/20	TOPIARIES	1206-4350400 103906	375.00	
						375.00
C T W ELECTRICAL CO, INC	356660	07/31/20	GARAGE & MOTOR SUPPLIES	2201-4232100	48.24	
						48.24
CENTRAL INDIANA HARDWARE	356661	07/31/20	BUILDING REPAIRS & MAINT	2201-4350100	15.80	
CENTRAL INDIANA HARDWARE	356661	07/31/20	BUILDING REPAIRS & MAINT	2201-4350100	13.30	
CENTRAL INDIANA HARDWARE	356661	07/31/20	BUILDING REPAIRS & MAINT	2201-4350100	126.94	
CENTRAL INDIANA HARDWARE	356661	07/31/20	BUILDING REPAIRS & MAINT	2201-4350100	-146.16	
						9.88
CERES SOLUTIONS	356662	07/31/20	DIESEL FUEL	2201-4231300	551.50	
						551.50

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 11
 acctpaylorm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CINTAS CORPORATION #18	356663	07/31/20	LAUNDRY SERVICE	2201-4356501	195.21	
						195.21
DELELLO & SONS ASPHALT P	356664	07/31/20	OTHER CONT SERVICES	2201-4350900	9,112.81	
						9,112.81
FASTENAL COMPANY	356665	07/31/20	OTHER MAINT SUPPLIES	2201-4238900	-5.84	
FASTENAL COMPANY	356665	07/31/20	OTHER MAINT SUPPLIES	2201-4238900	267.84	
						262.00
GRAINGER	356666	07/31/20	SMALL TOOLS & MINOR EQUIP	2201-4238000	143.52	
						143.52
HALL SIGNS, INC.	356667	07/31/20	POSTS & HARDWARE	2201-4239032 103948	25,143.30	
						25,143.30
IRVING MATERIALS INC	356668	07/31/20	GRAVEL	2201-4236000	473.20	
						473.20
MENARDS, INC	356669	07/31/20	99966	2201-4238900	9.99	
MENARDS, INC	356669	07/31/20	65	2201-4238900	79.00	
MENARDS, INC	356669	07/31/20	35	2201-4238900	6.96	
MENARDS, INC	356669	07/31/20	108	2201-4238900	20.93	
						116.88
MID STATE TRUCK EQUIP COR	356670	07/31/20	REPAIR PARTS	2201-4237000	150.00	
						150.00
MILESTONE CONTRACTORS, L	356671	07/31/20	BITUMINOUS MATERIALS	2201-4236300	378.57	
						378.57
OTTO'S PARKING MARKING	356672	07/31/20	REPAIR PARTS	2201-4237000	76.50	
						76.50
PIP	356673	07/31/20	SPECIAL DEPT SUPPLIES	2201-4239011	633.33	
						633.33
BORROR PUBLIC AFFAIRS, LL	356674	07/31/20	2020 PROFESSIONAL SERVICE	1160-R4341999 103420	7,000.00	
						7,000.00
SAGAMORE READY MIX LLC	356675	07/31/20	CEMENT	2201-4236200	674.00	
SAGAMORE READY MIX LLC	356675	07/31/20	CEMENT	2201-4236200	839.50	
						1,513.50
PROFESSIONAL TOOL SOLUTIO	356676	07/31/20	SMALL TOOLS & MINOR EQUIP	2201-4238000	371.00	
						371.00
SOUTHEASTERN EQUIPMENT CO	356677	07/31/20	REPAIR PARTS	2201-4237000	-143.80	
SOUTHEASTERN EQUIPMENT CO	356677	07/31/20	REPAIR PARTS	2201-4237000	309.50	
SOUTHEASTERN EQUIPMENT CO	356677	07/31/20	REPAIR PARTS	2201-4237000	229.99	
SOUTHEASTERN EQUIPMENT CO	356677	07/31/20	REPAIR PARTS	2201-4237000	-147.20	
						248.49
T M T INC	356678	07/31/20	OTHER CONT SERVICES	2201-4350900	365.00	
T M T INC	356678	07/31/20	OTHER CONT SERVICES	2201-4350900	355.00	
T M T INC	356678	07/31/20	OTHER CONT SERVICES	2201-4350900	1,260.00	
						1,980.00
TIFFANY LAWN & GARDEN	356679	07/31/20	LANDSCAPING SUPPLIES	2201-4239034	372.50	
TIFFANY LAWN & GARDEN	356679	07/31/20	LANDSCAPING SUPPLIES	2201-4239034	180.00	
TIFFANY LAWN & GARDEN	356679	07/31/20	LANDSCAPING SUPPLIES	2201-4239034	360.00	
TIFFANY LAWN & GARDEN	356679	07/31/20	LANDSCAPING SUPPLIES	2201-4239034	447.00	
						1,359.50
TRACTOR SUPPLY CO	356680	07/31/20	6035301200050860	2201-4237000	229.98	
						229.98
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	60.42	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	107.47	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	176.91	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	10.16	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	436.50	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	144.89	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1091-4348000	10,833.91	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1091-4348000	38,286.01	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	110-4348000	696.52	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 12
 acctpaylcrnm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	34.91	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	1125-4348000	20.91	
DUKE ENERGY	356681	07/31/20	ELECTRICITY	110-4348000	66.09	
						50,874.70
IPL	356682	07/31/20	ELECTRICITY	1125-4348000	52.11	
IPL	356682	07/31/20	ELECTRICITY	1125-4348000	82.36	
						134.47
ACE-PAK PRODUCTS INC	356683	07/31/20	COVID-19 CLEANING SUP	1091-4359016	52.20	
						52.20
CORVUS JANITORIAL OF INDI	356684	07/31/20	CLEANING SERVICES	110-4350600	1,200.00	
						1,200.00
BRICKHOUSE ELECTRONICS LL	356685	07/31/20	EQUIPMENT REPAIRS & MAINT	1125-4350000	1,795.50	
						1,795.50
CARDMEMBER SERVICE	356687	07/31/20	REPAIR PARTS	1125-4237000	314.00	
CARDMEMBER SERVICE	356687	07/31/20	GENERAL PROGRAM SUPPLIES	1125-4239039	120.66	
CARDMEMBER SERVICE	356687	07/31/20	INFO SYS MAINT/CONTRACTS	1125-4341955	342.92	
CARDMEMBER SERVICE	356687	07/31/20	CLASSIFIED ADVERTISING	1125-4346000	501.70	
CARDMEMBER SERVICE	356687	07/31/20	CABLE SERVICE	1125-4349500	104.98	
CARDMEMBER SERVICE	356687	07/31/20	SPECIAL PROJECTS	1125-4359000	119.24	
CARDMEMBER SERVICE	356687	07/31/20	COVID-19	1125-4359016	199.90	
CARDMEMBER SERVICE	356687	07/31/20	TELEPHONE LINE CHARGES	1125-4344000	417.32	
CARDMEMBER SERVICE	356687	07/31/20	TELEPHONE LINE CHARGES	110-4344000	495.56	
CARDMEMBER SERVICE	356687	07/31/20	INFO SYS MAINT/CONTRACTS	1081-4341955	342.92	
CARDMEMBER SERVICE	356687	07/31/20	COVID-19	1081-4359016	169.94	
CARDMEMBER SERVICE	356687	07/31/20	MARKETING & PROMOTIONS	1081-4341991	186.50	
CARDMEMBER SERVICE	356687	07/31/20	EQUIPMENT REPAIRS & MAINT	1081-4350000	8.25	
CARDMEMBER SERVICE	356687	07/31/20	CLASSIFIED ADVERTISING	1081-4346000	508.08	
CARDMEMBER SERVICE	356687	07/31/20	GENERAL PROGRAM SUPPLIES	1082-4239039	53.09	
CARDMEMBER SERVICE	356687	07/31/20	GENERAL PROGRAM SUPPLIES	1082-4239039	54.48	
CARDMEMBER SERVICE	356687	07/31/20	GENERAL PROGRAM SUPPLIES	1082-4239039	82.95	
CARDMEMBER SERVICE	356687	07/31/20	GENERAL PROGRAM SUPPLIES	1082-4239039	246.51	
CARDMEMBER SERVICE	356687	07/31/20	OFFICE SUPPLIES	1091-4230200	63.46	
CARDMEMBER SERVICE	356687	07/31/20	MARKETING & PROMOTIONS	1091-4341991	186.50	
CARDMEMBER SERVICE	356687	07/31/20	INFO SYS MAINT/CONTRACTS	1091-4341955	342.92	
CARDMEMBER SERVICE	356687	07/31/20	TELEPHONE LINE CHARGES	1091-4344000	190.68	
CARDMEMBER SERVICE	356687	07/31/20	CLASSIFIED ADVERTISING	1091-4346000	525.00	
CARDMEMBER SERVICE	356687	07/31/20	COVID-19	1091-4359016	484.85	
CARDMEMBER SERVICE	356687	07/31/20	BUILDING REPAIRS & MAINT	1093-4350100	809.00	
CARDMEMBER SERVICE	356687	07/31/20	EQUIPMENT REPAIRS & MAINT	1093-4350000	168.00	
CARDMEMBER SERVICE	356687	07/31/20	OTHER MAINT SUPPLIES	1094-4238900	31.98	
CARDMEMBER SERVICE	356687	07/31/20	SMALL TOOLS & MINOR EQUIP	1095-4238000	29.98	
CARDMEMBER SERVICE	356687	07/31/20	OTHER MAINT SUPPLIES	1095-4238900	1,318.38	
CARDMEMBER SERVICE	356687	07/31/20	OTHER MAINT SUPPLIES	1096-4238900	12.81	
CARDMEMBER SERVICE	356687	07/31/20	GENERAL PROGRAM SUPPLIES	1096-4239039	109.95	
CARDMEMBER SERVICE	356687	07/31/20	GENERAL PROGRAM SUPPLIES	1096-4239039	120.91	
						8,663.42
CARMEL UTILITIES	356688	07/31/20	WATER & SEWER	110-4348500	255.71	
CARMEL UTILITIES	356688	07/31/20	WATER & SEWER	1125-4348500	4,464.09	
						4,719.80
CAROLYN ELIZABETH CASE	356689	07/31/20	MARKETING & PROMOTIONS	1081-4341991	475.00	
CAROLYN ELIZABETH CASE	356689	07/31/20	MARKETING & PROMOTIONS	1091-4341991	50.00	
CAROLYN ELIZABETH CASE	356689	07/31/20	MARKETING & PROMOTIONS	1091-4341991	200.00	
						725.00
CINTAS CORPORATION #18	356690	07/31/20	OTHER MAINT SUPPLIES	1093-4238900	615.39	
						615.39
CONSTELLATION NEWENERGY G	356691	07/31/20	NATURAL GAS	1125-4349000	45.23	
CONSTELLATION NEWENERGY G	356691	07/31/20	NATURAL GAS	1091-4349000	1,726.46	
						1,771.69

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 13
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
ELECTRO PAINTING & REFURB	356692	07/31/20	HAGAN-BURKE GREENWAY BRID	103-4460703	54039	12,669.00	
							12,669.00
ENVIRONMENTAL LABORATORIE	356693	07/31/20	WATER SAMP-MIDTOWN SPRAY	1125-4238900	54524	20.00	
ENVIRONMENTAL LABORATORIE	356693	07/31/20	WEEKLY WATER SAMPLE	1125-4238900	54485	20.00	
ENVIRONMENTAL LABORATORIE	356693	07/31/20	OTHER CONT SERVICES	1094-4350900		120.00	
							160.00
FRANCISCO JAVIER CONTRERA	356694	07/31/20	SECURITY SERVICES	1091-4341992		1,040.00	
							1,040.00
GREEN TOUCH SERVICES, INC	356695	07/31/20	WATERPARK IRRIGATION SERV	1125-4350400	54660	500.00	
							500.00
HACH COMPANY	356696	07/31/20	OTHER MAINT SUPPLIES	1125-4238900		103.76	
							103.76
RYAN HORINE	356697	07/31/20	SECURITY SERVICES	1091-4341992		420.00	
							420.00
JEFFREY ALLEN KERNS	356698	07/31/20	SECURITY SERVICES	1091-4341992		510.00	
							510.00
LOWE'S COMPANIES INC	356699	07/31/20	SMALL TOOLS & MINOR EQUIP	1125-4238000		1,303.86	
							1,303.86
MAGERS BOOKKEEPING SERVIC	356700	07/31/20	OTHER PROFESSIONAL FEES	1081-4341999		450.00	
MAGERS BOOKKEEPING SERVIC	356700	07/31/20	OTHER PROFESSIONAL FEES	1091-4341999		435.00	
MAGERS BOOKKEEPING SERVIC	356700	07/31/20	OTHER PROFESSIONAL FEES	1125-4341999		120.00	
MAGERS BOOKKEEPING SERVIC	356700	07/31/20	OTHER PROFESSIONAL FEES	110-4341999		175.00	
							1,180.00
NORTHERN SAFETY CO, INC	356701	07/31/20	COVID-19 GOGGLES MCC	1091-4359016		3.53	
NORTHERN SAFETY CO, INC	356701	07/31/20	COVID-19 GOGGLES MCC	1091-4359016		3.53	
							7.06
ON RAMP INDIANA INC	356702	07/31/20	INFO SYS MAINT/CONTRACTS	1125-4341955		2,200.00	
ON RAMP INDIANA INC	356702	07/31/20	INFO SYS MAINT/CONTRACTS	1081-4341955		308.00	
ON RAMP INDIANA INC	356702	07/31/20	INFO SYS MAINT/CONTRACTS	1091-4341955		308.00	
							2,816.00
OVR EQUIPMENT SALES & REN	356703	07/31/20	COVID-19 FOGGER CHEM	1081-4359016		2,538.00	
							2,538.00
P F M CAR & TRUCK CARE CE	356704	07/31/20	AUTO REPAIR & MAINTENANCE	1125-4351000		486.14	
							486.14
REPUBLIC WASTE SERVICES O	356705	07/31/20	TRASH COLLECTION	1091-4350101		699.11	
							699.11
REPUBLIC WASTE SERVICES O	356706	07/31/20	TRASH COLLECTION	110-4350101		75.00	
							75.00
REPUBLIC WASTE SERVICES O	356707	07/31/20	WESTERMEIER COMMONS TRASH	1125-4350101	53966	110.00	
							110.00
REPUBLIC WASTE SERVICES O	356708	07/31/20	TRASH COLLECTION	110-4350101		75.00	
							75.00
REPUBLIC WASTE SERVICES O	356709	07/31/20	2020 OFFICE TRASH SERVICE	1125-4350101	53949	205.00	
							205.00
SOROS CLINICAL SOLUTIONS	356710	07/31/20	COVID-19 TESTING	1081-4359016		135.00	
SOROS CLINICAL SOLUTIONS	356710	07/31/20	COVID-19 TESTING	1091-4359016		1,350.00	
							1,485.00
SPEAR CORPORATION	356711	07/31/20	EQUIPMENT REPAIRS & MAINT	1094-4350000		1,506.50	
SPEAR CORPORATION	356711	07/31/20	OTHER MAINT SUPPLIES	1125-4238900		763.70	
							2,270.20
STAPLES BUSINESS ADVANTAG	356712	07/31/20	OFFICE SUPPLIES	1125-4230200		133.36	
STAPLES BUSINESS ADVANTAG	356712	07/31/20	OFFICE SUPPLIES	1125-4230200		86.52	
							219.88
SYSCO FOOD SERVICES	356713	07/31/20	FOOD & BEVERAGES	1095-4239040		1,850.28	
SYSCO FOOD SERVICES	356713	07/31/20	FOOD & BEVERAGES	1095-4239040		885.13	
							2,735.41
WAL-MART COMMUNITY	356714	07/31/20	OTHER MISCELLANEOUS	1082-4239099		202.75	
WAL-MART COMMUNITY	356714	07/31/20	GENERAL PROGRAM SUPPLIES	1082-4239039		70.21	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 14
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
WAL-MART COMMUNITY	356714	07/31/20	GENERAL PROGRAM SUPPLIES	1082-4239039	70.41	
WAL-MART COMMUNITY	356714	07/31/20	GENERAL PROGRAM SUPPLIES	1082-4239039	98.02	
WAL-MART COMMUNITY	356714	07/31/20	GENERAL PROGRAM SUPPLIES	1096-4239039	8.91	
						450.30
RAY MARKETING BY PROFORMA	356715	07/31/20	STAFF CLOTHING	1125-4356004	126.67	
RAY MARKETING BY PROFORMA	356715	07/31/20	STAFF CLOTHING	1081-4356004	126.67	
RAY MARKETING BY PROFORMA	356715	07/31/20	STAFF CLOTHING	1091-4356004	126.66	
RAY MARKETING BY PROFORMA	356715	07/31/20	STAFF CLOTHING	1094-4356004	482.30	
						862.30
ZAMORINS SOLUTIONS, INC	356716	07/31/20	PLAYGROUND INSPECTION	1125-4355200 54596	1,728.00	
						1,728.00
DIRECT TV	356717	08/05/20	OTHER RENTAL & LEASES	1115-4353099	138.99	
						138.99
DUKE ENERGY	356718	08/05/20	ELECTRICITY	2201-4348000	53.12	
DUKE ENERGY	356718	08/05/20	ELECTRICITY	2201-4348000	28.28	
DUKE ENERGY	356718	08/05/20	ELECTRICITY	1120-4348000	117.13	
DUKE ENERGY	356718	08/05/20	OTHER EXPENSES	651-5023990	31.06	
						229.59
GREATAMERICA FINANCIAL SE	356719	08/05/20	OTHER EXPENSES	651-5023990	309.30	
GREATAMERICA FINANCIAL SE	356719	08/05/20	OTHER EXPENSES	601-5023990	1,108.32	
GREATAMERICA FINANCIAL SE	356719	08/05/20	TELEPHONE LINE CHARGES	209-4344000	103.10	
GREATAMERICA FINANCIAL SE	356719	08/05/20	COMMUNICATION EQUIPMENT	1115-4463100	3,531.14	
GREATAMERICA FINANCIAL SE	356719	08/05/20	TELEPHONE LINE CHARGES	911-4344000	103.10	
						5,154.96
WEX BANK	356720	08/05/20	GASOLINE	1110-4231400	186.69	
						186.69
WEX BANK	356721	08/05/20	GASOLINE	1120-4231400	114.59	
						114.59
AQUA FALLS BOTTLED WATER	356722	08/05/20	PROMOTIONAL FUNDS	1110-4355100	10.00	
AQUA FALLS BOTTLED WATER	356722	08/05/20	PROMOTIONAL FUNDS	1110-4355100	10.00	
						20.00
AQUA FALLS BOTTLED WATER	356723	08/05/20	PROMOTIONAL FUNDS	1110-4355100	30.00	
						30.00
BODIES BY NANCY LLC	356724	08/05/20	OTHER EXPENSES	301-5023990	320.00	
						320.00
BRADEN BUSINESS SYS, INC	356725	08/05/20	COPIER	1110-4353004	676.00	
BRADEN BUSINESS SYS, INC	356725	08/05/20	COPIER	911-4353004	250.00	
						926.00
BRIGHT HOUSE NETWORKS	356726	08/05/20	000513401072520	1115-4344200	114.98	
						114.98
BRIGHT HOUSE NETWORKS	356727	08/05/20	058931901072620	1110-4355400	164.00	
						164.00
CARMEL UTILITIES	356728	08/05/20	WATER & SEWER	1120-4348500	390.43	
CARMEL UTILITIES	356728	08/05/20	WATER & SEWER	2201-4348500	401.80	
CARMEL UTILITIES	356728	08/05/20	WATER & SEWER	1120-4348500	493.00	
CARMEL UTILITIES	356728	08/05/20	RENT-CRED DISTRICT OFFICE	1203-4352500 104103	3,000.00	
						4,285.23
CITIZENS ENERGY GROUP	356729	08/05/20	OTHER EXPENSES	601-5023990	13,263.57	
						13,263.57
CLAY TOWNSHIP	356730	08/05/20	TRASH COLLECTION	1120-4350101	107.39	
CLAY TOWNSHIP	356730	08/05/20	NATURAL GAS	1120-4349000	102.74	
CLAY TOWNSHIP	356730	08/05/20	NATURAL GAS	1120-4349000	67.66	
CLAY TOWNSHIP	356730	08/05/20	WATER & SEWER	1120-4348500	225.98	
CLAY TOWNSHIP	356730	08/05/20	WATER & SEWER	1120-4348500	126.39	
CLAY TOWNSHIP	356730	08/05/20	ELECTRICITY	1120-4348000	1,058.45	
						1,688.61
CLERK OF COURTS ANNUAL FE	356731	08/05/20	ORGANIZATION & MEMBER DUE	1180-4355300	180.00	
						180.00

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 15
 acctpay1cwm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CONSTELLATION NEWENERGY G	356732	08/05/20	BG174064	601-5023990	169.20	
LUCAS GOSSETT	356733	08/05/20	OTHER EXPENSES	852-5023990	175.00	169.20
IU HEALTH WORKPLACE SERVI	356734	08/05/20	OTHER EXPENSES	301-5023990	1,934.79	175.00
IU HEALTH WORKPLACE SERVI	356734	08/05/20	OTHER EXPENSES	301-5023990	51,349.14	
IU HEALTH WORKPLACE SERVI	356734	08/05/20	OTHER EXPENSES	301-5023990	16,573.58	
JEREMY KASHMAN	356735	08/05/20	ORGANIZATION & MEMBER DUE	2200-4355300	105.56	69,857.51
JEREMY KASHMAN	356735	08/05/20	INTERNAL TRAINING FEES	2200-4357001	50.00	
EVERSTREAM GLC HOLDING CO	356736	08/05/20	INTERNET LINE CHARGES	1115-4344200	1,060.00	155.56
DAREN MINDHAM	356737	08/05/20	SAFETY ACCESSORIES	1192-4356003	140.95	1,060.00
SCOTT MOORE	356738	08/05/20	OTHER EXPENSES	852-5023990	197.13	140.95
PETTY CASH	356739	08/05/20	OTHER FEES & LICENSES	911-4358300	20.00	197.13
PURE WATER PARTNERS	356740	08/05/20	OTHER MISCELLANEOUS	2200-4239099	55.00	20.00
READY REFRESH BY NESTLE	356741	08/05/20	10G0121975593	1801-4350900	50.91	55.00
READY REFRESH BY NESTLE	356742	08/05/20	00G0125805523	506-4239099	45.01	50.91
READY REFRESH BY NESTLE	356743	08/05/20	00G0127376093	651-5023990	11.35	45.01
READY REFRESH BY NESTLE	356743	08/05/20	00G0127376093	601-5023990	11.36	
READY REFRESH BY NESTLE	356744	08/05/20	10G7220327048	1701-4350900	37.98	22.71
REPUBLIC WASTE SERVICES O	356745	08/05/20	NEW 2020 CONTRACT	1115-R4350101 103223	65.00	37.98
REPUBLIC WASTE SERVICES O	356746	08/05/20	TRASH COLLECTION	1110-4350101	200.00	65.00
REPUBLIC WASTE SERVICES O	356747	08/05/20	2020 TRASH SERVICE	1120-4350101 103262	476.50	200.00
REPUBLIC WASTE SERVICES O	356748	08/05/20	OTHER EXPENSES	651-5023990	423.50	476.50
RESERVE ACCOUNT	356749	08/05/20	POSTAGE	1180-4342100	1,500.00	423.50
RESERVE ACCOUNT	356749	08/05/20	POSTAGE	209-4342100	5,000.00	
SOROS CLINICAL SOLUTIONS	356750	08/05/20	COVID-19 TESTING	301-4359016	75,060.00	6,500.00
BRIGHT HOUSE NETWORKS	356751	08/05/20	000311903072720	1207-4349500	264.25	75,060.00
VERIZON	356752	08/05/20	OTHER EXPENSES	651-5023990	135.31	264.25
VERIZON	356752	08/05/20	OTHER EXPENSES	601-5023990	125.70	
VERIZON	356753	08/05/20	CELLULAR PHONE FEES	1701-4344100	77.00	261.01
VERIZON	356754	08/05/20	CELLULAR PHONE FEES	1205-4344100	184.01	77.00
VERIZON	356754	08/05/20	CELLULAR PHONE FEES	1201-4344100	107.01	
VERIZON	356755	08/05/20	CELLULAR PHONE FEES	1115-4344100	797.50	291.02
VERIZON	356756	08/05/20	CELLULAR PHONE FEES	1702-4344100	115.50	797.50
VERIZON	356757	08/05/20	REPAIR PARTS	1120-4237000	37.49	115.50

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 16
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
VERIZON	356757	08/05/20	CELLULAR PHONE FEES	1120-4344100	128.43	
VERIZON	356758	08/05/20	CELLULAR PHONE FEES	1203-4344100	360.55	165.92
VERIZON	356759	08/05/20	OTHER CONT SERVICES	1801-4350900	60.02	360.55
VERIZON	356760	08/05/20	CELLULAR PHONE FEES	2201-4344100	10.02	60.02
VERIZON	356761	08/05/20	CELLULAR PHONE FEES	2200-4344100	558.07	10.02
VERIZON	356762	08/05/20	OTHER CONT SERVICES	922-4350900	56.35	558.07
VERIZON	356763	08/05/20	TELEPHONE LINE CHARGES	911-4344000	162.87	56.35
WEX BANK	356764	08/05/20	GASOLINE	1120-4231400	22.00	162.87
WINDSTREAM	356765	08/05/20	TELEPHONE LINE CHARGES	1115-4344000	4,418.00	22.00
TYLER BRAMMER WOLF	356766	08/05/20	TUITION REIMBURSEMENT	1110-4128000	600.00	4,418.00
XEROX CORP	356767	08/05/20	OTHER EXPENSES	601-5023990	298.47	600.00
MICHAEL ZIMMERMAN	356768	08/05/20	OTHER EXPENSES	852-5023990	175.00	298.47
ASHLEY WILLIAMS	356769	08/05/20	OTHER EXPENSES	852-5023990	201.00	175.00
VECTREN ENERGY	356770	08/07/20	OTHER EXPENSES	601-5023990	64.09	201.00
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1207-4349000	17.00	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1120-4349000	130.44	
VECTREN ENERGY	356770	08/07/20	OTHER EXPENSES	651-5023990	24.01	
VECTREN ENERGY	356770	08/07/20	OTHER EXPENSES	601-5023990	34.18	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1120-4349000	89.76	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1120-4349000	113.25	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1115-4349000	59.25	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1120-4349000	132.59	
VECTREN ENERGY	356770	08/07/20	OTHER EXPENSES	601-5023990	17.00	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1207-4349000	168.18	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1208-4349000	319.49	
VECTREN ENERGY	356770	08/07/20	OTHER EXPENSES	601-5023990	71.72	
VECTREN ENERGY	356770	08/07/20	OTHER EXPENSES	651-5023990	17.00	
VECTREN ENERGY	356770	08/07/20	OTHER EXPENSES	601-5023990	98.29	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1120-4349000	62.62	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1208-4349000	549.37	
VECTREN ENERGY	356770	08/07/20	NATURAL GAS	1208-4349000	46.00	
360 PROPERTIES LLC	356771	08/07/20	CLEANING SERVICES	1115-4350600	500.00	2,014.24
911 FLEET & FIRE EQUIPMEN	356772	08/07/20	REPAIR PARTS	1120-4237000	841.05	500.00
982-PRAXAIR DISTRIBUTION	356773	08/07/20	BOTTLED GAS	1120-4231100	455.10	841.05
AAA EXTERMINATING INC	356774	08/07/20	BUILDING REPAIRS & MAINT	1205-4350100	85.00	455.10
ACE TECHNOLOGIES LLC	356775	08/07/20	OTHER EXPENSES	601-5023990	3,025.00	85.00
ACTION EQUIPMENT INC	356776	08/07/20	OTHER EXPENSES	601-5023990	462.40	3,025.00
ACTION PEST CONTROL, INC	356777	08/07/20	OTHER EXPENSES	601-5023990	90.00	462.40

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 17
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
AGENCY ONE SECURITY GROUP	356778	08/07/20	BUILDING REPAIRS & MAINT	1205-4350100	15.00	90.00
AMAZON CAPITAL SERVICES	356779	08/07/20	1GG7T34P1C1Y	1120-4237000	119.62	15.00
AMAZON CAPITAL SERVICES	356779	08/07/20	1JL4GLP4FNDQ	1120-4238000	179.99	
AMAZON CAPITAL SERVICES	356779	08/07/20	1JL4GLP4FNDQ	1120-4237000	103.95	
AMAZON CAPITAL SERVICES	356780	08/07/20	191JYKGFJUNVL	1180-4230200	37.71	403.56
AMAZON CAPITAL SERVICES	356781	08/07/20	COVID-19 MASKS	1207-4359016	188.61	37.71
AMAZON CAPITAL SERVICES	356782	08/07/20	11FCD6TTCVKM	651-5023990	17.97	188.61
AMAZON CAPITAL SERVICES	356783	08/07/20	1P469PFN13XP	911-4239099	161.50	17.97
AMERICAN INDUSTRIAL SERVI	356784	08/07/20	OTHER EXPENSES	651-5023990	725.76	161.50
AMERICAN STRUCTURE POINT,	356785	08/07/20	CONSTRUC INSPEC 1600885	202-R4350900 102929	9,629.23	725.76
AMERICAN STRUCTURE POINT,	356785	08/07/20	CONSTRUC INSPEC 1600885	900-R4359043 102929	38,516.94	
AMERICAN STRUCTURE POINT,	356785	08/07/20	PROJ 19-04; DOC: 9/18/19	202-R4350900 103087	8,703.93	
ARAB TERMITE & PEST CONTR	356786	08/07/20	OTHER CONT SERVICES	1120-4350900	325.00	56,850.10
ARMOUR FIRE PROTECTION	356787	08/07/20	OTHER EXPENSES	651-5023990	893.20	325.00
ARMOUR FIRE PROTECTION	356787	08/07/20	OTHER EXPENSES	601-5023990	285.00	
ARMOUR FIRE PROTECTION	356787	08/07/20	OTHER EXPENSES	601-5023990	394.15	
ARTISTS DEVELOPMENT COMPA	356788	08/07/20	BOOK FEES & PERFORM FEES	1203-4359300 103809	1,500.00	1,572.35
ARTISTS DEVELOPMENT COMPA	356789	08/07/20	BOOK FEES & PERFORM FEES	1203-4359300 103809	500.00	1,500.00
ASCENSION ST VINCENT PUBL	356790	08/07/20	MEDICAL EXAM FEES	1110-4340701	8,591.37	500.00
ASCENSION ST VINCENT PUBL	356790	08/07/20	FIREFIGHTER PHYSICALS	1120-R4340701 102953	66.85	
AUTOZONE INC	356791	08/07/20	OTHER EXPENSES	601-5023990	50.99	8,658.22
AUTOZONE INC	356791	08/07/20	OTHER EXPENSES	601-5023990	48.98	
AUTOZONE INC	356791	08/07/20	OTHER EXPENSES	601-5023990	151.98	
AUTOZONE INC	356791	08/07/20	OTHER EXPENSES	601-5023990	134.99	
AXON ENTERPRISE INC	356792	08/07/20	OTHER EQUIPMENT	1110-4467099	7,176.00	386.94
BASTIN LOGAN WATER SERVIC	356793	08/07/20	OTHER EXPENSES	601-5023990	1,957.00	7,176.00
SUSAN BELL	356794	08/07/20	CLEANING SERVICES	911-4350600	100.00	1,957.00
BOLDEN'S CLEANING & RESTO	356795	08/07/20	OTHER EXPENSES	651-5023990	1,096.05	100.00
BRATEMAN'S INC.	356796	08/07/20	NEW OFFICER UNIFORM	1110-R4356001 103523	1,555.15	1,096.05
BRATEMAN'S INC.	356796	08/07/20	NEW OFFICER UNIFORM	1110-R4356001 103523	93.95	
BRATEMAN'S INC.	356796	08/07/20	UNIFORM ACCESSORIES	1110-4356002	1,309.00	
BRENNTAG MID SOUTH INC	356797	08/07/20	OTHER EXPENSES	601-5023990	353.15	2,958.10
BRENNTAG MID SOUTH INC	356797	08/07/20	OTHER EXPENSES	601-5023990	460.86	
BRENNTAG MID SOUTH INC	356797	08/07/20	OTHER EXPENSES	601-5023990	568.58	
BRENNTAG MID SOUTH INC	356797	08/07/20	OTHER EXPENSES	601-5023990	5,483.60	
BYRNE POWERWASHING	356798	08/07/20	BUILDING REPAIRS & MAINT	1205-4350100	3,500.00	6,866.19
						3,500.00

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 18
 acctpay1term

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CABINET CRAFTERS	356799	08/07/20	OTHER CONT SERVICES	1120-4350900	1,250.00	
CALUMET PACKAGING	356800	08/07/20	GARAGE & MOTOR SUPPLIES	1120-4232100	434.88	1,250.00
CARMEL ARTS BUILDING ASSO	356801	08/07/20	OTHER EXPENSES	651-5023990	449.42	434.88
CARMEL ARTS BUILDING ASSO	356801	08/07/20	OTHER EXPENSES	601-5023990	449.42	
CARMEL CLAY HISTORICAL SO	356802	08/07/20	ARCHIVING SERVICES	1203-4341999 103674	2,330.00	898.84
CARMEL TROPHIES PLUS LLC	356803	08/07/20	OTHER CONT SERVICES	1120-4350900	5.00	2,330.00
CARMEL WELDING & SUPP INC	356804	08/07/20	OTHER EXPENSES	651-5023990	102.19	5.00
CITY WIDE MAINTENANCE	356805	08/07/20	CLEANING SERVICES	1207-4350600	800.00	102.19
CERAMICA INC	356806	08/07/20	VETERANS BRICKS	854-4359034	39.55	800.00
CHAPMAN ELEC SUPPLY INC	356807	08/07/20	OTHER EXPENSES	601-5023990	22.66	39.55
CHURCH CHURCH HITTLE & AN	356808	08/07/20	LEGAL FEES	1180-4340000	2,395.00	22.66
CINTAS CORPORATION #18	356809	08/07/20	LAUNDRY SERVICE	1110-4356501	42.38	2,395.00
CINTAS CORPORATION #18	356809	08/07/20	LAUNDRY SERVICE	1110-4356501	88.35	
CINTAS CORPORATION #18	356809	08/07/20	LAUNDRY SERVICE	1110-4356501	88.35	
CINTAS CORPORATION #18	356809	08/07/20	LAUNDRY SERVICE	1110-4356501	88.35	
CINTAS CORPORATION #18	356809	08/07/20	LAUNDRY SERVICE	1110-4356501	42.38	
CINTAS CORPORATION #18	356809	08/07/20	LAUNDRY SERVICE	1110-4356501	42.38	
CINTAS CORPORATION #18	356809	08/07/20	LAUNDRY SERVICE	2201-4356501	531.37	923.56
CINTAS FIRST AID & SAFETY	356810	08/07/20	SAFETY SUPPLIES	1207-4239012	249.61	249.61
TIDE CLEANERS	356811	08/07/20	LAUNDER TURN OUT GEAR	1120-R4350600 103053	749.00	749.00
CITYINK COMPANY	356812	08/07/20	ROUNDAABOUT RIGHT BOOKS	1203-4359300 104123	10,460.00	10,460.00
COMPASS MINERALS AMERICA	356813	08/07/20	OTHER EXPENSES	601-5023990	2,742.98	
COMPASS MINERALS AMERICA	356813	08/07/20	OTHER EXPENSES	601-5023990	2,753.93	
COMPASS MINERALS AMERICA	356813	08/07/20	OTHER EXPENSES	601-5023990	2,765.97	
COMPASS MINERALS AMERICA	356813	08/07/20	OTHER EXPENSES	601-5023990	2,794.44	
COMPASS MINERALS AMERICA	356813	08/07/20	OTHER EXPENSES	601-5023990	2,755.02	
COMPASS MINERALS AMERICA	356813	08/07/20	OTHER EXPENSES	601-5023990	2,749.55	
COMPASS MINERALS AMERICA	356813	08/07/20	OTHER EXPENSES	601-5023990	2,785.68	19,347.57
CORE & MAIN	356814	08/07/20	OTHER EXPENSES	601-5023990	897.30	
CORE & MAIN	356814	08/07/20	OTHER EXPENSES	601-5023990	1,357.45	2,254.75
CUMMINS CROSSPOINT	356815	08/07/20	BUILDING REPAIRS & MAINT	1120-4350100	721.88	
CUMMINS CROSSPOINT	356815	08/07/20	REPAIR PARTS	1120-4237000	391.68	1,113.56
OFFICE KEEPERS	356816	08/07/20	OFFICE CLEANING	1801-4350900 103959	170.20	
OFFICE KEEPERS	356816	08/07/20	CLEANING SERVICES	1110-4350600	1,755.00	1,925.20
DB INNOVATIONS	356817	08/07/20	RADAR CALIBRATION CERT	1110-4350000 104139	250.00	250.00
DON HINDS FORD	356818	08/07/20	OTHER EXPENSES	651-5023990	295.00	
DON HINDS FORD	356818	08/07/20	OTHER EXPENSES	651-5023990	-160.00	
DON HINDS FORD	356818	08/07/20	OTHER EXPENSES	651-5023990	150.00	285.00

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 19
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUNCAN APPLIANCE SERVICE	356819	08/07/20	OTHER EXPENSES	601-5023990	76.17	
DUNCAN APPLIANCE SERVICE	356819	08/07/20	OTHER EXPENSES	651-5023990	76.17	
						152.34
DUNHAM RUBBER AND BELTING	356820	08/07/20	OTHER EXPENSES	601-5023990	1,485.74	
						1,485.74
EAN SERVICES, LLC	356821	08/07/20	AUTOMOBILE LEASE	911-4352600	853.30	
EAN SERVICES, LLC	356821	08/07/20	AUTOMOBILE LEASE	1110-4352600	853.30	
EAN SERVICES, LLC	356821	08/07/20	AUTOMOBILE LEASE	1110-4352600	853.50	
EAN SERVICES, LLC	356821	08/07/20	AUTOMOBILE LEASE	911-4352600	853.30	
						3,413.40
ED MARTIN TOYOTA	356822	08/07/20	AUTO REPAIR & MAINTENANCE	1110-4351000	375.00	
						375.00
PEDEGO CARMEL	356823	08/07/20	CRC STANDING SCOOTER	1801-4230200 104166	1,029.99	
						1,029.99
ELEMENT MATERIALS TECHNOL	356824	08/07/20	OTHER EXPENSES	651-5023990	51.26	
ELEMENT MATERIALS TECHNOL	356824	08/07/20	OTHER EXPENSES	651-5023990	235.10	
						286.36
EMBROIDERY PLUS	356825	08/07/20	UNIFORMS	1120-4356001	321.50	
EMBROIDERY PLUS	356825	08/07/20	POLOS	1120-4356001 104075	6,093.00	
						6,414.50
EVERETT J PRESCOTT INC	356826	08/07/20	OTHER EXPENSES	601-5023990	547.00	
EVERETT J PRESCOTT INC	356826	08/07/20	OTHER EXPENSES	601-5023990	144.00	
EVERETT J PRESCOTT INC	356826	08/07/20	OTHER EXPENSES	601-5023990	188.92	
EVERETT J PRESCOTT INC	356826	08/07/20	OTHER EXPENSES	601-5023990	578.60	
						1,458.52
EXTRA SPACE MGMT INC	356827	08/07/20	OTHER RENTAL & LEASES	1110-4353099	87.00	
EXTRA SPACE MGMT INC	356827	08/07/20	OTHER RENTAL & LEASES	1110-4353099	87.00	
						174.00
FASTENAL COMPANY	356828	08/07/20	OTHER EXPENSES	601-5023990	262.59	
FASTENAL COMPANY	356828	08/07/20	OTHER EXPENSES	601-5023990	201.95	
						464.54
FEDEX OFFICE	356829	08/07/20	STATIONARY & PRNTD MATERL	1192-4230100	63.25	
						63.25
POLLARD WATER	356830	08/07/20	OTHER EXPENSES	601-5023990	287.64	
						287.64
FERGUSON WATERWORKS INDY	356831	08/07/20	OTHER EXPENSES	601-5023990	359.16	
						359.16
FIRE SERVICE INC	356832	08/07/20	REPAIR PARTS	1120-4237000	648.24	
FIRE SERVICE INC	356832	08/07/20	REPAIR PARTS	1120-4237000	260.84	
						909.08
FISHER SCIENTIFIC	356833	08/07/20	OTHER EXPENSES	651-5023990	1,008.54	
						1,008.54
FREDERICKS, INC	356834	08/07/20	BUILDING REPAIRS & MAINT	1205-4350100	684.00	
						684.00
GENUINE PARTS COMPANY-IND	356835	08/07/20	EQUIPMENT REPAIRS & MAINT	1207-4350000	199.85	
						199.85
GEORGE E BOOTH CO INC	356836	08/07/20	OTHER EXPENSES	601-5023990	554.55	
						554.55
GOVERNMENT FINANCE OFFICE	356837	08/07/20	ORGANIZATION & MEMBER DUE	1701-4355300	640.00	
						640.00
GRAINGER	356838	08/07/20	OTHER EXPENSES	651-5023990	17.00	
						17.00
HACH COMPANY	356839	08/07/20	OTHER EXPENSES	651-5023990	589.05	
HACH COMPANY	356839	08/07/20	OTHER EXPENSES	601-5023990	505.52	
						1,094.57
HALL SIGNS, INC.	356840	08/07/20	TRAFFIC SIGNS	2201-4239030	824.90	
						824.90
HENRY SCHEIN INC	356841	08/07/20	SPECIAL DEPT SUPPLIES	102-4239011	71.90	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 20
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
THE HOOSIER CO INC	356842	08/07/20	REPAIR PARTS	2201-4237000	-1,150.65	71.90
THE HOOSIER CO INC	356842	08/07/20	REPAIR PARTS	2201-4237000	2,390.00	
HOWDEN ROOTS LLC	356843	08/07/20	OTHER EXPENSES	651-5023990	348.00	1,239.35
HOWDEN ROOTS LLC	356843	08/07/20	OTHER EXPENSES	651-5023990	36,777.98	
HP INC.	356844	08/07/20	LAPTOPS/DOCKING STATIONS	1192-4467099	720.00	37,125.98
HP INC.	356844	08/07/20	MONITORS & THUNDERBOLTS	1120-4350070	360.00	
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	28.00	1,080.00
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	-29.00	
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	28.00	
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	781.00	
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	32.00	
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	-610.00	
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	1,574.00	
HYLANT GROUP	356845	08/07/20	GENERAL INSURANCE	1205-4347500	103.00	1,907.00
I.C.O. TRAINING FUND	356846	08/07/20	OTHER EXPENSES	210-5023990	12.00	
I.C.O. TRAINING FUND	356846	08/07/20	OTHER EXPENSES	210-5023990	4.00	16.00
ICE MILLER LLP	356847	08/07/20	LEGAL FEES	1180-4340000	2,828.00	2,828.00
INDIANA GOLF CAR	356848	08/07/20	EQUIPMENT REPAIRS & MAINT	1207-4350000	29.40	29.40
INDYTROLLEY LLC	356849	08/07/20	TROLLEY 2020 EVENTS	1203-4359300	1,315.00	
INDYTROLLEY LLC	356849	08/07/20	2019 TROLLEY FOR EVENTS	1203-R4359300	170.00	1,485.00
INSIGHT PUBLIC SECTOR, IN	356850	08/07/20	COMPUTER-KASEY PROGRAM	102-4463201	2,206.16	
INSIGHT PUBLIC SECTOR, IN	356850	08/07/20	COMPUTER-KASEY PROGRAM	102-4463201	123.77	
INSIGHT PUBLIC SECTOR, IN	356850	08/07/20	FESTIVAL OF ICE SIGNS	1115-R4463201	3,780.00	6,109.93
IU HEALTH WORKPLACE SERVI	356851	08/07/20	TESTING FEES	1201-4358800	90.00	90.00
JACK DOHENY COMPANIES	356852	08/07/20	OTHER EXPENSES	601-5023990	132.75	132.75
K & D LANDSCAPING INC	356853	08/07/20	OTHER EXPENSES	651-5023990	3,000.00	3,000.00
KIRBY REAL ESTATE	356854	08/07/20	OTHER CONT SERVICES	1208-4350900	3,456.49	3,456.49
KIRBY RISK CORPORATION	356855	08/07/20	OTHER EXPENSES	601-5023990	12.45	
KIRBY RISK CORPORATION	356855	08/07/20	OTHER CONT SERVICES	1208-4350900	163.40	175.85
KRAUTER AUTO-STAK	356856	08/07/20	STAIRS- STA 44	1120-4350100	5,566.83	5,566.83
KRIEG DEVAULT	356857	08/07/20	LEGAL FEES	1180-4340000	711.00	711.00
LEACH & RUSSELL	356858	08/07/20	BUILDING REPAIRS & MAINT	1205-4350100	980.00	
LEACH & RUSSELL	356858	08/07/20	BUILDING REPAIRS & MAINT	1110-4350100	1,296.04	
LEACH & RUSSELL	356858	08/07/20	BUILDING REPAIRS & MAINT	1110-4350100	180.00	
LEACH & RUSSELL	356858	08/07/20	COMPRESSOR/CORDRIER-HP302	1110-4350100	3,497.00	5,953.04
LEXISNEXIS	356859	08/07/20	LIBRARY REF MATERIALS	506-4469000	80.00	80.00
LOWE'S COMPANIES INC	356860	08/07/20	SMALL TOOLS & MINOR EQUIP	1120-4238000	331.55	
LOWE'S COMPANIES INC	356860	08/07/20	REPAIR PARTS	1120-4237000	301.21	632.76

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 21
 acctpaylcrnm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.C.	INVOICE AMT	CHECK AMT
LOWE'S COMPANIES INC	356861	08/07/20	61058948	1192-4230200	697.61	
LOWE'S COMPANIES INC	356861	08/07/20	71908378	1192-4238000	352.17	
LOWE'S COMPANIES INC	356861	08/07/20	69611633	1192-4230200	-518.58	
						531.20
MACALLISTER MACHINERY CO	356862	08/07/20	BUILDING REPAIRS & MAINT	1120-4351000	1,549.40	
						1,549.40
MACALLISTER MACHINERY CO	356863	08/07/20	AUTO REPAIR & MAINTENANCE	1110-4351000	1,549.40	
						1,549.40
MECHANICAL CONTRACTING SE	356864	08/07/20	OTHER EXPENSES	601-5023990	875.00	
						875.00
MEDLINE INDUSTRIES, INC	356865	08/07/20	SPECIAL DEPT SUPPLIES	102-4239011	603.00	
MEDLINE INDUSTRIES, INC	356865	08/07/20	COVID-19 HEPA FILTERS	102-4359016	185.63	
MEDLINE INDUSTRIES, INC	356865	08/07/20	COVID-19 RESPIRATORS	102-4359016	271.40	
						1,060.03
MEG & ASSOCIATES LLC	356866	08/07/20	EVENT PLANNING & MEDIA	1203-4359003 103658	3,000.00	
						3,000.00
MENARDS - FISHERS	356867	08/07/20	5679	651-5023990	78.33	
						78.33
MENARDS, INC	356868	08/07/20	104	601-5023990	73.81	
MENARDS, INC	356868	08/07/20	99582	601-5023990	80.80	
MENARDS, INC	356868	08/07/20	99779	601-5023990	42.91	
MENARDS, INC	356868	08/07/20	99837	601-5023990	22.98	
MENARDS, INC	356868	08/07/20	99968	601-5023990	29.14	
						249.64
MENARDS, INC	356869	08/07/20	165	2201-4238900	31.92	
						31.92
MENARDS, INC	356870	08/07/20	224	1110-4350100	89.62	
						89.62
MENARDS, INC	356871	08/07/20	119	1120-4237000	58.58	
MENARDS, INC	356871	08/07/20	96804	1120-4239099	37.94	
MENARDS, INC	356871	08/07/20	29	1120-4238000	179.00	
MENARDS, INC	356871	08/07/20	29	1120-4237000	434.99	
MENARDS, INC	356871	08/07/20	97036	1120-4237000	19.15	
						729.66
MID STATE TRUCK EQUIP COR	356872	08/07/20	OTHER EXPENSES	651-5023990	755.00	
						755.00
MIOVISION TECHNOLOGIES IN	356873	08/07/20	PROJ 20-02	203-R4350900 103531	1,918.80	
						1,918.80
MOTOROLA SOLUTIONS	356874	08/07/20	10 MOBILE RADIOS	2201-4463100 104083	35,630.80	
						35,630.80
MOTOROLA SOLUTIONS INC	356875	08/07/20	RADIO ACCESSORIES	1115-4350000 104157	1,910.88	
						1,910.88
MUNICIPAL EMERGENCY SERVI	356876	08/07/20	SAFETY ACCESSORIES	1120-4356003	157.46	
MUNICIPAL EMERGENCY SERVI	356876	08/07/20	SAFETY ACCESSORIES	1120-4356003	361.33	
						518.79
NAPA AUTO PARTS INC	356877	08/07/20	AUTO REPAIR & MAINTENANCE	1192-4351000	18.98	
						18.98
NELSON ALARM COMPANY	356878	08/07/20	BUILDING REPAIRS & MAINT	1120-4350100	813.50	
NELSON ALARM COMPANY	356878	08/07/20	OTHER CONT SERVICES	1115-4350900	1,805.00	
						2,618.50
NICHOLS PAPER & SUPPLY CO	356879	08/07/20	OTHER MISCELLANEOUS	1110-4239099	35.14	
						35.14
OFFICE DEPOT	356880	08/07/20	OFFICE SUPPLIES	1203-4230200	25.00	
						25.00
OFFICE DEPOT INC	356881	08/07/20	OFFICE SUPPLIES	1180-4230200	11.99	
OFFICE DEPOT INC	356881	08/07/20	OFFICE SUPPLIES	1180-4230200	1.14	
OFFICE DEPOT INC	356881	08/07/20	OFFICE SUPPLIES	1120-4230200	13.60	
OFFICE DEPOT INC	356881	08/07/20	OFFICE SUPPLIES	1120-4230200	158.36	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 22
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
OFFICE DEPOT INC	356881	08/07/20	OTHER MISCELLANEOUS	1115-4239099	59.60	
OFFICE DEPOT INC	356881	08/07/20	OFFICE SUPPLIES	1115-4230200	39.99	
OFFICE DEPOT INC	356881	08/07/20	OTHER EXPENSES	601-5023990	163.34	
OFFICE DEPOT INC	356881	08/07/20	OTHER EXPENSES	601-5023990	57.86	
						505.88
OHD LLLP	356882	08/07/20	ANNUAL CALIBRATION	1120-4350900 103734	860.00	
						860.00
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	295.06	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	5,014.05	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	11,272.25	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	1,681.77	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	872.20	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	1,075.99	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	3,801.64	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	822.49	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	766.16	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	1,828.23	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	2,191.89	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	4,180.23	
OMNI CENTRE FOR PUBLIC ME	356883	08/07/20	CABLE CHANNEL PRODUCTIONS	1203-4341970 103724	17,479.19	
						51,281.15
ON SITE SUPPLY	356884	08/07/20	OTHER EXPENSES	601-5023990	180.37	
ON SITE SUPPLY	356884	08/07/20	OTHER EXPENSES	601-5023990	197.12	
						377.49
O'REILLY AUTO PARTS	356885	08/07/20	OTHER EXPENSES	601-5023990	8.49	
O'REILLY AUTO PARTS	356885	08/07/20	SMALL TOOLS & MINOR EQUIP	1120-4238000	79.99	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	4.09	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	19.96	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	101.34	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	44.02	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	-9.50	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	21.16	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	8.98	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	17.25	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	-74.02	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	74.02	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	71.79	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	61.78	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	-346.65	
O'REILLY AUTO PARTS	356885	08/07/20	REPAIR PARTS	1120-4237000	21.72	
						104.42
OVERHEAD DOOR CO OF INDIA	356886	08/07/20	REPAIR PARTS	1120-4237000	55.50	
						55.50
P F M CAR & TRUCK CARE CE	356887	08/07/20	OTHER EXPENSES	651-5023990	97.15	
						97.15
PENN CARE INC.	356888	08/07/20	SPECIAL DEPT SUPPLIES	102-4239011	329.70	
						329.70
PIP	356889	08/07/20	COVID-19 SIGNAGE	1203-4359016	835.00	
PIP	356889	08/07/20	SPECIAL PROJECTS	1203-4359000	215.67	
PIP	356889	08/07/20	PROMOTIONAL PRINTING	1203-4345002	541.60	
						1,592.27
PLYMATE	356890	08/07/20	OTHER EXPENSES	651-5023990	135.32	
PLYMATE	356890	08/07/20	OTHER EXPENSES	651-5023990	410.16	
PLYMATE	356890	08/07/20	OTHER EXPENSES	601-5023990	214.57	
PLYMATE	356890	08/07/20	OTHER EXPENSES	601-5023990	324.60	
						1,084.65
POMP'S TIRE	356891	08/07/20	OTHER EXPENSES	601-5023990	529.68	
						529.68

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORG	ACC-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
PRESTIGE PERFORMANCE II I	356892	08/07/20	HOTEL CARM LUGGAGE TAGS	1203-4359300	104167		1,198.44	1,198.44
PRO-AIR	356893	08/07/20	OTHER CONT SERVICES	1120-4350900			548.00	548.00
PUBLIC AGENCY TRNG COUNCI	356894	08/07/20	TRAINING SEMINARS	210-4357000			1,400.00	1,400.00
R J E BUSINESS INTERIORS	356895	08/07/20	CITY HALL FURNITURE	1203-R4463000	103589		14,717.91	
R J E BUSINESS INTERIORS	356895	08/07/20	FURNITURE-CITY HALL OFFIC	1203-4463000	103907		5,583.20	20,301.11
RANGE SERVANT AMERICA INC	356896	08/07/20	EQUIPMENT REPAIRS & MAINT	1207-4350000			278.46	278.46
IRWIN COMPUTER SERVICES	356897	08/07/20	COVID-19 WEBSITE SERV	1203-4359016			1,200.00	
IRWIN COMPUTER SERVICES	356897	08/07/20	WEBSITE MAINTENANCE	1203-R4355400	103318		5,580.00	6,780.00
RUNDELL ERNSTBERGER ASSOC	356898	08/07/20	PROJ 19-03 (8/21/2019)	2200-R4340100	103043		2,178.82	2,178.82
RUNYON EQUIPMENT RENTAL	356899	08/07/20	BOTTLED GAS	1120-4231100			24.18	
RUNYON EQUIPMENT RENTAL	356899	08/07/20	OTHER MISCELLANEOUS	2200-4239099			49.80	
RUNYON EQUIPMENT RENTAL	356899	08/07/20	OTHER MISCELLANEOUS	2200-4239099			-33.00	
RUNYON EQUIPMENT RENTAL	356899	08/07/20	OTHER RENTAL & LEASES	1110-4353099			71.50	112.48
SAFE KIDS WORLDWIDE	356900	08/07/20	TRAINING SEMINARS	210-4357000			110.00	110.00
SERVICE EXPRESS INC	356901	08/07/20	OTHER EXPENSES	651-5023990			186.00	186.00
SIGTRONICS CORPORATION	356902	08/07/20	RADIO MAINTENANCE	1120-4350500			765.57	765.57
SIMON AND COMPANY INC	356903	08/07/20	OTHER EXPENSES	651-5023990			1,052.92	
SIMON AND COMPANY INC	356903	08/07/20	OTHER EXPENSES	601-5023990			1,052.92	
SIMON AND COMPANY INC	356903	08/07/20	CONSULTING FEES	2160-4340400	103648		842.15	2,947.99
SIMPLIFILE	356904	08/07/20	RECORDING FEES	1192-4340600			1,092.00	1,092.00
SMOCK FANSLER CORP	356905	08/07/20	CITY CTR DR FENCE REPLACE	202-R4350900	103137		172,054.12	172,054.12
SOLLENBERGER RENTAL MANAG	356906	08/07/20	RENT PAYMENTS	1110-4352500			3,245.00	3,245.00
SOUND COMMUNICATIONS, INC	356907	08/07/20	AUDIO RECORDER	102-4463100	103974		29,350.60	29,350.60
STAPLES BUSINESS ADVANTAG	356908	08/07/20	OFFICE SUPPLIES	1120-4230200			116.29	
STAPLES BUSINESS ADVANTAG	356908	08/07/20	OFFICE SUPPLIES	506-4230200			299.19	
STAPLES BUSINESS ADVANTAG	356908	08/07/20	OFFICE SUPPLIES	506-4230200			18.63	434.11
STRYKER MEDICAL	356909	08/07/20	SPECIAL DEPT SUPPLIES	102-4239011			141.89	141.89
SUSAN SHERER VINCENT, INC	356910	08/07/20	MENTAL HEALTH COUNSELING	1120-4340703			187.50	
SUSAN SHERER VINCENT, INC	356910	08/07/20	MENTAL HEALTH COUNSELING	1120-4340703			187.50	
SUSAN SHERER VINCENT, INC	356910	08/07/20	MENTAL HEALTH COUNSELING	1110-4340703			3,475.00	3,850.00
SWANK MOTION PICTURES INC	356911	08/07/20	MOVIE LICENSING PKG	1203-R4359003	103485		175.00	
SWANK MOTION PICTURES INC	356911	08/07/20	MOVIE LICENSING PKG	1203-R4359003	103485		175.00	350.00
TRUGREEN	356912	08/07/20	TURF/LANDSCAPE BEDS	2201-4350400	103868		865.80	865.80
UNITED STATES GEOLOGICAL	356913	08/07/20	OTHER CONT SERVICES	250-4350900			4,500.00	4,500.00
USA BLUE BOOK	356914	08/07/20	OTHER EXPENSES	601-5023990			164.64	164.64

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 24
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
UTILITY SUPPLY CO INC.	356915	08/07/20	OTHER EXPENSES	601-5023990		246.16	
VEHICLE TRACKING SOLUTION	356916	08/07/20	GPS TRACKING DEVICES	2201-R4350900	102488	1,749.30	246.16
WEBB EFFECTS LLC	356917	08/07/20	AUTO REPAIR & MAINTENANCE	1120-4351000		5,500.00	1,749.30
WESSLER ENGINEERING, INC	356918	08/07/20	OTHER EXPENSES	601-5023990		920.00	5,500.00
WESSLER ENGINEERING, INC	356918	08/07/20	OTHER EXPENSES	601-5023990		8,031.25	8,951.25
SHAMROCK SELF STORAGE	356919	08/07/20	OTHER RENTAL & LEASES	1110-4353099		259.00	259.00
WHITE'S ACE HARDWARE	356920	08/07/20	ACCOUNT 395	1115-4238000		24.99	24.99
WHITE'S ACE HARDWARE	356921	08/07/20	ACCOUNT 244	1207-4350100		11.48	11.48
WILLIAMS CREEK MGMT CORP	356922	08/07/20	MONON TRAIL STREAM CLEAN	250-R4350900	101588	940.00	940.00
WORRELL CORPORATION	356923	08/07/20	OTHER EXPENSES	601-5023990		827.88	
WORRELL CORPORATION	356923	08/07/20	OTHER EXPENSES	651-5023990		827.88	1,655.76
ERS-OCI WIRELESS	356924	08/07/20	SIREN REPAIR	1115-4350000	104114	300.00	
ERS-OCI WIRELESS	356924	08/07/20	SIREN REPAIR	1115-4350000	104114	37.86	
ERS-OCI WIRELESS	356924	08/07/20	SIREN REPAIR PARTS	1115-4350000	103961	90.88	
ERS-OCI WIRELESS	356924	08/07/20	EQUIPMENT REPAIRS & MAINT	1115-4350000		256.97	685.71
GRAND APPLIANCE AND TV	356925	08/07/20	STA 42 MONITOR	102-4467007	104147	345.00	345.00
WISHTV/WNDY/ENDY/INLWS	356926	08/07/20	HOLIDAY ADVERTISING/PROMO	1203-R4359300	103164	1,341.12	
WISHTV/WNDY/ENDY/INLWS	356926	08/07/20	HOLIDAY ADVERTISING/PROMO	1203-R4359300	103164	1,322.44	2,663.56
YASMIN L STUMP LAW GROUP	356927	08/07/20	LEGAL FEES	1180-4340000		1,372.50	1,372.50
ACTION EQUIPMENT INC	356928	08/10/20	AUTO REPAIR & MAINTENANCE	2201-4351000		605.66	605.66
AG PRODUCTIONS, LLC	356929	08/10/20	ONLINE VIDEO CONTENT	1203-4341970	103754	10,000.00	10,000.00
ADVANCED TURF SOLUTIONS I	356930	08/10/20	GROUNDS MAINTENANCE	1207-4350400		826.30	826.30
ALTAIR PROMOTIONS LLC	356931	08/10/20	SPECIAL DEPT SUPPLIES	2201-4239011		1,575.75	1,575.75
AMAZON CAPITAL SERVICES	356932	08/10/20	1N3XJKNQFMV1	1115-4238000		129.46	129.46
AMAZON CAPITAL SERVICES	356933	08/10/20	1TDRVVHG17T7	1192-4230200		27.14	27.14
AMAZON CAPITAL SERVICES	356934	08/10/20	1GG7T34P6VGG BOTTLES	2201-4359016		15.00	
AMAZON CAPITAL SERVICES	356934	08/10/20	1VEYHVL49CT9 BOTTLES	2201-4359016		270.00	285.00
AUTOMATIC IRRIGATION SUPP	356935	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		4.81	4.81
BEC ENTERPRISES LLC	356936	08/10/20	REPAIR PARTS	2201-4237000		2,499.91	2,499.91
BOONE CO RESOURCE RECOVER	356937	08/10/20	BUILDING REPAIRS & MAINT	2201-4350100		946.00	
BOONE CO RESOURCE RECOVER	356937	08/10/20	OTHER CONT SERVICES	1207-4350900		4,214.00	5,160.00
BREHOB NURSERY, INC	356938	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		202.50	
BREHOB NURSERY, INC	356938	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		2,567.50	2,770.00
BRENNTAG MID SOUTH INC	356939	08/10/20	REFLECTING POND SUPPLIES	1206-4350900	103624	4,300.14	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 25
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
BRENNTAG MID SOUTH INC	356939	08/10/20	REFLECTING PONDSUPPLIES	1206-4350900	103624	475.00	
C. L. COONROD & COMPANY	356940	08/10/20	PROFESSIONAL ACCOUNT SERV	1160-4341999	103647	9,805.00	4,775.14
C. L. COONROD & COMPANY	356940	08/10/20	PROFESSIONAL ACCOUNT SERV	1160-4340303	103646	34,755.00	
CARDSDIRECT INC	356941	08/10/20	PRINTING (NOT OFFICE SUP)	1201-4345000		923.90	44,560.00
CARMEL CITY CENTER LLC	356942	08/10/20	GARAGE MAINTENANCE	1206-4350900	103625	5,021.29	923.90
CARMEL WELDING & SUPP INC	356943	08/10/20	REPAIR PARTS	2201-4237000		134.70	5,021.29
CINTAS CORPORATION #18	356944	08/10/20	LAUNDRY SERVICE	2201-4356501		197.12	134.70
CINTAS CORPORATION #18	356944	08/10/20	BUILDING REPAIRS & MAINT	1207-4350100		220.94	
CANTEEN REFRESHMENT SERVI	356945	08/10/20	PROMOTIONAL FUNDS	1160-4355100		38.79	418.06
DRAINAGE SOLUTIONS, INC	356946	08/10/20	STORM SEWER MAINT SUPPLS	2201-4237001		165.91	38.79
EAN SERVICES, LLC	356947	08/10/20	AUTOMOBILE LEASE	911-4352600		853.30	165.91
ENGLEDOW, INC	356948	08/10/20	FLOWER MAINTENANCE	2201-4350900	103662	773.86	853.30
ENGLEDOW, INC	356948	08/10/20	FLOWER MAINTENANCE	1206-4350400	103736	6,795.47	
EWING IRRIGATION PRODUCTS	356949	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		-65.94	7,569.33
EWING IRRIGATION PRODUCTS	356949	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		268.24	
HALL SIGNS, INC.	356950	08/10/20	TRAFFIC SIGNS	2201-4239030		238.85	202.30
INDIANA DESIGN CENTER, LL	356951	08/10/20	GARAGE MAINTENACE	1206-4350900	103633	1,453.22	238.85
INDIANA GOLF CAR	356952	08/10/20	EQUIPMENT REPAIRS & MAINT	1207-4350000		168.00	1,453.22
INTELLICORP	356953	08/10/20	TESTING FEES	1201-4358800		65.80	168.00
IU HEALTH WORKPLACE SERVI	356954	08/10/20	GENERAL INSURANCE	1205-4347500		1,022.25	65.80
HOOK AND LADDER LANDSCAPI	356955	08/10/20	OTHER CONT SERVICES	1192-4350900		1,400.00	1,022.25
KENNEY OUTDOOR SOLUTIONS	356956	08/10/20	EQUIPMENT REPAIRS & MAINT	1207-4350000		63.32	1,400.00
LEACH & RUSSELL	356957	08/10/20	BUILDING REPAIRS & MAINT	2201-4350100		744.28	63.32
LEACH & RUSSELL	356957	08/10/20	BUILDING REPAIRS & MAINT	2201-4350100		1,410.30	
LEACH & RUSSELL	356957	08/10/20	OTHER CONT SERVICES	1208-4350900		348.79	
LEACH & RUSSELL	356957	08/10/20	OTHER CONT SERVICES	1208-4350900		4,150.00	6,653.37
LINKS AERIFICATION PLUS L	356958	08/10/20	OTHER CONT SERVICES	1207-4350900		3,000.00	3,000.00
LOWE'S COMPANIES INC	356959	08/10/20	OTHER MAINT SUPPLIES	2201-4238900		344.24	
MENARDS, INC	356960	08/10/20	395	2201-4238900		94.95	344.24
MENARDS, INC	356960	08/10/20	438	2201-4238900		144.04	
MENARDS, INC	356960	08/10/20	455	2201-4238900		12.22	
MENARDS, INC	356960	08/10/20	486	2201-4238900		13.22	
MENARDS, INC	356961	08/10/20	557	1207-4350100		35.39	264.43
MID STATE TRUCK EQUIP COR	356962	08/10/20	REPAIR PARTS	2201-4237000		1,809.00	35.39
MID STATE TRUCK EQUIP COR	356962	08/10/20	#228 BOSS SNOW PLOW	2201-4467000	104154	5,655.00	

SUNGARD PENTAMATION, INC.
 DATE: 08/10/2020
 TIME: 14:57:57

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 26
 acctpaylcrn


VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
MID STATE TRUCK EQUIP COR	356962	08/10/20	UTILITIES TRK#227 SNOW PL	2201-4467000	104145	5,655.00	
MILESTONE CONTRACTORS, L	356963	08/10/20	BITUMINOUS MATERIALS	2201-4236300		392.95	13,119.00
MILESTONE CONTRACTORS, L	356963	08/10/20	BITUMINOUS MATERIALS	2201-4236300		62.30	
JOHN R. MOLITOR	356964	08/10/20	LEGAL SERVICES	1192-R4340000	103447	450.00	455.25
JOHN R. MOLITOR	356964	08/10/20	LEGAL SERVICES-PC & BZA	1192-R4340000	103325	3,750.00	
JOHN R. MOLITOR	356964	08/10/20	LEGAL SERVICES-PC & BZA	1192-R4340000	103325	4,200.00	
JOHN R. MOLITOR	356964	08/10/20	LEGAL SERVICES-PC & BZA	1192-R4340000	103325	850.00	
JOHN R. MOLITOR	356964	08/10/20	LEGAL FEES	1192-4340000		3,350.00	12,600.00
NAPA AUTO PARTS INC	356965	08/10/20	REPAIR PARTS	2201-4237000		996.53	996.53
OFFICE DEPOT	356966	08/10/20	OFFICE SUPPLIES	1702-4230200		39.28	
OFFICE DEPOT	356966	08/10/20	OFFICE SUPPLIES	1702-4230200		6.00	45.28
OFFICE DEPOT INC	356967	08/10/20	COVID-19 MASKS	1115-4359016		59.97	
OFFICE DEPOT INC	356967	08/10/20	OTHER MISCELLANEOUS	1115-4239099		31.99	
OFFICE DEPOT INC	356967	08/10/20	OTHER MISCELLANEOUS	1115-4239099		15.40	107.36
PEARSON FORD, INC	356968	08/10/20	TIRES & TUBES	1192-4232000		387.00	387.00
PERENNIALS PLUS	356969	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		538.25	538.25
PIEDMONT PLASTICS INC	356970	08/10/20	PLASTIC DESK BARRIERS	2201-4359016		1,388.00	
PIEDMONT PLASTICS INC	356970	08/10/20	PLASTIC DESK BARRIERS	2201-4359016		475.00	1,863.00
PRESTIGE PERFORMANCE II I	356971	08/10/20	COVID-19 HAND SANI.	1203-4359016		1,392.84	1,392.84
R E I REAL ESTATE SERVICE	356972	08/10/20	OTHER CONT SERVICES	1208-4350900		586.03	586.03
REDLEE/SCS INC	356973	08/10/20	JANITORIAL SERVICES	1206-4350900	103629	1,500.00	1,500.00
RUNYON EQUIPMENT RENTAL	356974	08/10/20	BOTTLED GAS	2201-4231100		3.50	53.00
RUNYON EQUIPMENT RENTAL	356974	08/10/20	OTHER RENTAL & LEASES	2201-4353099		49.50	
SAGAMORE READY MIX LLC	356975	08/10/20	CEMENT	2201-4236200		891.60	891.60
SOUTHEASTERN EQUIPMENT CO	356976	08/10/20	REPAIR PARTS	2201-4237000		138.63	138.63
EDGEWOOD LANDSCAPE SUPPLY	356977	08/10/20	SPECIAL DEPT SUPPLIES	2201-4239011		590.00	590.00
THE MIRAZON GROUP LLC	356978	08/10/20	0365 PROJECT CONSULTING	1115-R4340400	103279	416.25	416.25
THOMSON REUTERS-WEST	356979	08/10/20	SPECIAL INVESTIGATION FEE	911-4358200		286.66	286.66
TIFFANY LAWN & GARDEN	356980	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		180.00	360.00
TIFFANY LAWN & GARDEN	356980	08/10/20	LANDSCAPING SUPPLIES	2201-4239034		180.00	
TOTAL EXTERMINATING	356981	08/10/20	BUILDING REPAIRS & MAINT	1115-4350100		165.00	165.00
TOTAL TRUCK PARTS, INC.	356982	08/10/20	REPAIR PARTS	2201-4237000		244.40	244.40
TRUCK SERVICE INC	356983	08/10/20	AUTO REPAIR & MAINTENANCE	2201-4351000		624.99	624.99
TRUGREEN	356984	08/10/20	FERTILIZATION	2201-4350900	103679	1,148.40	
TRUGREEN	356984	08/10/20	FERTILIZATION	2201-4350900	103679	27,090.00	
TRUGREEN	356984	08/10/20	TREATMENTS	1206-4350400	103630	180.00	

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
VEHICLE TRACKING SOLUTION	356985	08/10/20	GPS TRACKING DEVICES	2201-R4350900	102488	1,749.30	28,418.40
VICTORY SUN INC	356986	08/10/20	EVENT PLANNING & MEDIA	1203-4359003	104111	1,102.50	1,749.30
VICTORY SUN INC	356986	08/10/20	EVENT PALNNING SERVICES	1203-4359003	103722	1,215.00	
WHITE'S ACE HARDWARE	356987	08/10/20	OTHER MAINT SUPPLIES	2201-4238900		894.75	2,317.50
WILDMAN BUSINESS GROUP	356988	08/10/20	SAFETY SUPPLIES	2201-4239012		186.26	894.75
WILKINSON BROTHERS	356989	08/10/20	WEB PAGE FEES	1203-4355400		275.00	186.26
WILKINSON BROTHERS	356989	08/10/20	GRAPHIC DESIGN & MARKET	1203-4359300	103808	10,000.00	
BARNES & THORNBURG	356545	07/31/20	BAN #11	612-5023990		147.00	10,275.00
JONES & HENRY ENGINEER IN	356557	07/31/20	BAN #11	612-5023990		958.00	147.00
KRIEG DEVAULT	356558	07/31/20	BAN #11	612-5023990		276.50	958.00
KRIEG DEVAULT	356558	07/31/20	BAN #11	612-5023990		1,093.00	
SOLENTIAL ENERGY	356568	07/31/20	BAN #11	612-5023990		12,870.00	1,369.50
TELAMON ENTERPRISE VENDTU	356570	07/31/20	BAN #11	612-5023990		32,285.10	12,870.00
WESSLER ENGINEERING, INC	356575	07/31/20	BAN #11	612-5023990		46,419.62	32,285.10
SOLLENBERGER RENTAL MANAG	356906	08/07/20	RENT PAYMENTS	911-4352500		5,407.00	46,419.62
							5,407.00
			TOTAL HAND WRITTEN CHECKS			-83.33	
			TOTAL COMPUTER-WRITTEN CHECKS			1,703,467.17	

TOTAL WRITTEN CHECKS	1,703,383.84
----------------------	--------------

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.



CONTROLLER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 27 PAGES, AND EXECPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF \$ \$1,703,383.84 DATED THIS _____ DAY OF _____, 2020
PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

COUNCIL PRESIDENT

ATTEST:

CITY CLERK

Total Gross PENSION PAYROLL for checks dated 8/1/2020

\$97,251.00

I hereby certify that payroll amount listed above is true and correct and I have audited same in accordance with IC 5-11-10-1.6.


Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of \$97,251.00 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2020

Acknowledged by the Common Council of the City of Carmel, Indiana.

Council President

_____	_____
_____	_____
_____	_____
_____	_____

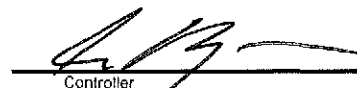
Monthly Report of Electronic Transfers

For the Month/Year of

July 31, 2020

Date	Recipient	Amount	Fund	Account	Description
7/1/2020	Ambassador Hotel Collection	\$8,980.00	902	4341999	Monthly Consulting
7/1/2020	Huntington	\$143,531.95	902	5023992	KAR TIF
7/1/2020	Huntington	\$50,807.86	902	5023992	Grand/Main
7/7/2020	Mika Komori	\$380.00	108 / 1082	4358400	Refund
7/7/2020	Enterprise	\$894.94	201	4465001	June Lease
7/8/2020	Anthem	\$152,287.45	301	5023990	Medical Payment
7/8/2020	Anthem	\$190,680.36	301	5023990	Medical Payment
7/8/2020	Pitney Bowes Bank	\$2,000.00	101	4342100	Postage
7/8/2020	Ford Motor	\$536.48	1160	4352600	Mayor's Car Lease
7/10/2020	Huntington Bank	\$524,272.73	902	5023992	Bond Payment
7/10/2020	Bank of New York Mellon	\$1,417,000.00	405	4354004	Bond Payment
7/13/2020	Regions Equipment	\$2,893.91	101 / 1110	4465001	Capital Lease Payment
7/13/2020	Regions Equipment	\$5,706.81	101 / 1110	4465001	Capital Lease Payment
7/13/2020	Regions Equipment	\$5,932.64	101 / 1115	4463202	Capital Lease Payment
7/13/2020	Regions Equipment	\$6,724.16	101 / 1115	4463201	Capital Lease Payment
7/13/2020	Regions Equipment	\$12,897.75	201	4467000	Capital Lease Payment
7/13/2020	Regions Equipment	\$12,907.70	101 / 1115	4463201	Capital Lease Payment
7/13/2020	Regions Equipment	\$13,278.56	102	4465003	Capital Lease Payment
7/13/2020	Regions Equipment	\$14,052.43	201	4467000	Capital Lease Payment
7/13/2020	Regions Equipment	\$21,055.04	102	4465002	Capital Lease Payment
7/13/2020	Regions Equipment	\$23,364.78	101 / 1110	4467099	Capital Lease Payment
7/13/2020	Regions Equipment	\$23,486.52	101	4467099	Capital Lease Payment
7/13/2020	Regions Equipment	\$24,134.85	201	4465001	Capital Lease Payment
7/13/2020	Regions Equipment	\$26,910.88	101 / 1207	4353099	Capital Lease Payment
7/13/2020	Regions Equipment	\$32,664.17	201	4465001	Capital Lease Payment
7/13/2020	Regions Equipment	\$35,434.50	102	4465002	Capital Lease Payment
7/13/2020	Regions Equipment	\$35,647.86	102	4465002	Capital Lease Payment
7/13/2020	Regions Equipment	\$43,721.56	102	4467099	Capital Lease Payment
7/13/2020	Regions Equipment	\$54,544.44	101 / 1110	5454444	Capital Lease Payment
7/13/2020	Regions Equipment	\$73,275.28	101 / 1192	4351502	Capital Lease Payment
7/13/2020	Regions Equipment	\$76,868.53	201	4465001	Capital Lease Payment
7/13/2020	Regions Equipment	\$90,129.08	101 / 1110	4465001	Capital Lease Payment
7/14/2020	Regions Equipment	\$4,458.86	101 / 1115	4463201	Capital Lease Payment
7/14/2020	Regions Equipment	\$5,124.68	101 / 1115	4463201	Capital Lease Payment
7/14/2020	Regions Equipment	\$7,439.28	101 / 1115	4465001	Capital Lease Payment
7/14/2020	Regions Equipment	\$13,321.89	101 / 1115	4463201	Capital Lease Payment
7/14/2020	Regions Equipment	\$13,744.23	102	4465003	Capital Lease Payment
7/14/2020	Regions Equipment	\$16,949.09	101 / 1110	4467099	Capital Lease Payment
7/14/2020	Regions Equipment	\$21,213.56	101 / 1192	4465001 / 4467099	Capital Lease Payment
7/14/2020	Regions Equipment	\$24,564.76	101 / 1115	4463201	Capital Lease Payment
7/14/2020	Regions Equipment	\$121,190.97	101	4467099	Capital Lease Payment
7/15/2020	Bank of New York Mellon	\$187,767.00	651	5023990	Bond Payment
7/15/2020	Regions Equipment	\$1,442.46	1205	4352600	Capital Lease Payment
7/15/2020	Regions Equipment	\$3,800.39	601/604	5023990	Capital Lease Payment
7/15/2020	Regions Equipment	\$25,388.26	601 / 604	5023990	Capital Lease Payment
7/15/2020	Regions Equipment	\$45,397.45	101 / 1205	4467099	Capital Lease Payment
7/15/2020	Regions Equipment	\$91,204.83	101 / 1110	4465001 / 4467099	Capital Lease Payment
7/15/2020	Regions Equipment	\$93,814.67	various	various	Capital Lease Payment
7/15/2020	Regions Equipment	\$122,059.19	101 / 102	4352600 / 4467099	Capital Lease Payment
7/15/2020	Regions Equipment	\$136,082.57	101 / 102 / 201	4465001 / 4467099	Capital Lease Payment
7/15/2020	Regions Equipment	\$166,723.77	various	various	Capital Lease Payment
7/17/2020	Anthem	\$304,609.38	301	5023990	Medical Payment
7/20/2020	VSP Insurance	\$10,901.24	301	5023990	Insurance
7/21/2020	Dept. of Workforce Development	\$3,806.50	101	411000	Unemployment
7/21/2020	Coury Hospitality	\$10,000.00	902	4341999	Monthly Consulting
7/22/2020	Anthem	\$326,156.07	301	5023990	Medical Payment
7/27/2020	Lake City Bank	\$85,581.76	902	4460890	Monon/Main payment
7/27/2020	Salin Bank & Trust	\$176,582.56	902	5023992	TIF KG Main
7/28/2020	Allied Republic Services	\$333,632.23	601	5023990	Utility Payment
7/29/2020	Anthem	\$232,293.93	301	5023990	Medical Payment
		\$5,712,213.84			

I hereby certify that each of the above listed wire transfers are true and correct and I have audited same in accordance with IC 5-11-10-1.6.


Controller

We have examined the wires listed above on the foregoing accounts payable register, consisting of one page(s), and except for wires not allowed as shown in this register, such wires in the total amount of \$5,712,213.84 are in compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____,
Acknowledged by the Common Council of the City of Carmel, Indiana.

Council President

SPONSORS: Councilors Finkam and Worrell

ORDINANCE NO. D-2488-19
(AS AMENDED)

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 8, ARTICLE 6, SECTIONS 8-56(d) AND 8-58(a),(b).

Synopsis: Ordinance adds vehicle weight restrictions to various City streets.

WHEREAS, Indiana Code § 9-20-1-3(c) enables the City of Carmel (the “City”), by ordinance, to limit the operation of trucks or other commercial vehicles on designated roads; and

WHEREAS, the City has previously regulated vehicle weight restrictions in City Code Chapter 8, Article 6, §§8-55 to 8-58; and

WHEREAS, the Common Council of the City of Carmel, Indiana, now finds that it is in the interest of the public safety and welfare to further vehicle weight restrictions within the City.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The following subsection of Carmel City Code Section 8-56(d) is hereby amended to read as follows:

“(d) (1) Vehicles delivering or receiving goods, material, equipment or services at any location within the City, provided that the drivers have in their possession current, valid written confirmation that they are then engaged in such pick-up or delivery of goods or provision of services;
(2) Delivery vehicles shall, however, avoid driving upon a Residential Street or any of the streets listed in Section 8-58 if possible. If it is necessary travel upon a weight restricted street, then a delivery vehicle shall travel the shortest possible route from the point of entry and shall leave the same at the nearest available point of exit. Vehicles picking up and/or delivering goods, or performing services to or at any location abutting or accessed by a City Residential Street or street listed in Section 8-58 below, provided that the drivers of same have in their possession written confirmation or the name and telephone number of an individual who is authorized and able to confirm that they are then engaged in such pick-up, delivery of goods or provision of services.”

Commented [OJA1]:

Ordinance D-2488-19 (Version A – Finance, Utilities and Rules Committee Meeting 7/8/2020)
Page One of Three Pages

This Ordinance was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 8/10/20 at 3:31 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

C:\Users\jquinn\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\CXMA11SM\East Side Weight Restrictions Redline Version A1 (002).docx

SPONSORS: Councilors Finkam and Worrell

Section 3. The following subsections of Carmel City Code Section 8-58(a) are hereby amended and shall read as follows:

“(11) ~~Reserved~~ Hazel Dell Parkway, from its intersection with, but not including, East 146th Street south to its intersection with, but not including, 106th Street.

(12) East Smokey Row Road, from its intersection with, but not including, Keystone Parkway east to its terminus at Gray Road.

(13) Main Street, from its intersection with, but not including, Keystone Parkway east to its terminus at River Road.

(14) 126th Street, from its intersection with, but not including, Keystone Parkway east to its terminus at River Road.

(15) Carmel Drive, from its intersection with, but not including, Keystone Parkway east to its terminus at 126th Street.

(16) 116th Street, from its intersection with, but not including, Keystone Parkway east to the City’s corporate boundary.

(17) 106th Street, from its intersection with, but not including, Keystone Parkway east to, but not including its intersection with Gray Road.

(18) Cherry Creek Boulevard, from Hazel Dell Road to River Road.”

Section 4. The following subsection of Carmel City Code Section 8-58(b) is hereby amended and shall read as follows:

~~(1) 106th Street, from its intersection with, but not including, Keystone Parkway east to its intersection with, but not including, Gray Road~~ **Reserved.**

Section 4. The remaining provisions of Carmel City Code Sections 8-56 and 8-58 are not affected by this Ordinance and shall remain in full force and effect.

Section 5. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 6. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Ordinance D-2488-19 (**Version A** – Finance, Utilities and Rules Committee Meeting 7/8/2020)
Page Two of Three Pages

This Ordinance was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 8/10/20 at 3:31 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

C:\Users\jquinn\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\CXMA11SM\East Side Weight Restrictions Redline Version A1 (002).docx

SPONSORS: Councilors Finkam and Worrell

Section 7. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor and such publication as required by law on January 1, 2020.

Section 8. The Carmel Street Department is directed to promptly add the appropriate signage to fulfill the mandates contained in this Ordinance upon its passage add the appropriate signage to fulfill the mandates contained in this Ordinance no later than January 1, 2020.

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2020, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Laura D. Campbell, President

Sue Finkam, Vice-President

H. Bruce Kimball

Kevin D. Rider

Anthony Green

Jeff Worrell

Tim Hannon

Miles Nelson

Adam Aasen

ATTEST:

Sue Wolfgang, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 2020, at _____.M.

Sue Wolfgang, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2020, at _____.M.

ATTEST:

James Brainard, Mayor

Sue Wolfgang, Clerk

Ordinance D-2488-19 (Version A – Finance, Utilities and Rules Committee Meeting 7/8/2020)

This Ordinance was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 8/10/20 at 3:31 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

C:\Users\jquinn\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\CXMA11SM\East Side Weight Restrictions Redline Version A1 (002).docx

SPONSORS: Councilors Finkam and Worrell

132 Page Three of Three Pages

This Ordinance was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 8/10/20 at 3:31 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

C:\Users\jquinn\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\CXMA11SM\East Side Weight Restrictions Redline Version A1 (002).docx

Jackson's Grant Village PUD

Z-653-20



JACKSONS GRANT VILLAGE, LLC
REPUBLIC DEVELOPMENT LLC



PRESENTED BY
STEVEN D. HARDIN, ESQ.



City Council | August 17, 2020

TABLE OF CONTENTS	
JACKSON'S GRANT VILLAGE PUD	

Developer:
Jacksons Grant Village, LLC
Republic Development LLC
Richard Arnos, President
Larry Moon, Chief Operating Officer
Doug Wagner, Senior Vice President

13578 East 131st Street, Suite 200
Fishers, IN 46037

Attorney:
Steven D. Hardin, Esq.
Mark R. Leach, Land Use Planner

Faegre Drinker Biddle & Reath LLP
600 East 96th Street, Suite 600
Indianapolis, IN 46240
Telephone: 317.569.9600

TABLE OF CONTENTS

<u>Tab 1</u>	Executive Summary
<u>Tab 2</u>	Aerial Location Map
<u>Tab 3</u>	Neighborhood Planning Map
<u>Tab 4</u>	Proposed Conceptual Plan
<u>Tab 5</u>	Character Images
<u>Tab 6</u>	Traffic Memorandum
<u>Tab 7</u>	PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

JACKSON'S GRANT VILLAGE PUD



Jackson's Grant Village, LLC / Republic Development LLC ("Republic") is pleased to present its newest Carmel neighborhood to be known as Jackson's Grant Village (the "Village"). Republic is the developer of the 280-acre Jackson's Grant master-planned community located north of 116th Street and west of Springmill Road. The Village is planned for the 21 +/- acres located at the northwest corner of 116th Street and Springmill Road, and it is adjacent to the southeast portion of the existing Jackson's Grant neighborhood (please see the aerial location map at Tab 2).

Jackson's Grant has been developed with a variety of home types and prices, with, generally, the larger lots and homes planned for the north and west part of the neighborhood and transitioning to smaller lots and townhomes in the southeast as the neighborhood approaches the intensity of the intersection of 116th Street and Springmill Road (please see the neighborhood planning map at Tab 3). Homes in Jackson's Grant range mostly from the \$600,000s in Stableside to over \$1,500,000 in Westvale. The Village is adjacent to the Stableside neighborhood (single family 55'/65' foot lots) and the Hamlet neighborhood (townhomes).

Republic envisions the Village neighborhood to continue the quality and character of Jackson's Grant by providing single-family homes adjacent to Stableside's single-family homes and townhomes adjacent to the Hamlet's townhomes. The PUD also incorporates the same lot and development standards as Stableside for the Village's single-family homes and the same lot and development standards as the Hamlets for the Village's townhomes. As the site transitions to the intersection of 116th Street and Springmill Road (closest to the roundabout), Republic proposes a small neighborhood commercial node for up to 20,000 square feet of neighborhood service and professional office use (please see the proposed conceptual plan at Tab 4). Republic envisions this node as an amenity for the nearby residential areas and anticipates uses such as a coffee shop, art gallery, delicatessen, childcare, fitness studio, professional office, co-working space or similar uses. Uses not compatible with neighborhood integration or that generate high auto traffic levels will be prohibited. Approximately one acre of existing wooded areas in the southeast and northwest sections of the property will be preserved, and landscape buffers will be installed and/or maintained between the property and adjacent properties to the west and interior to the development.

The architecture and quality of the buildings in the Village will be similar to the adjacent neighborhoods in Jackson's Grant (please see the character images at Tab 5). The Jackson's Grant Architectural Pattern Book standards will be utilized, and discussions are underway with the existing builder's in Jackson's Grant to build in the Village. The Village's single-family homes are expected to be similar in price to Stableside homes, with an average around \$700,000. The townhomes will be for sale to individual homebuyers and are expected to average above \$550,000.

Republic has held five meetings and charettes with the Jackson's Grant homeowners regarding the Village plan and has made several changes in response to the homeowners' requests. As a result of these meetings, several key issues have been identified:

(continued next page)

EXECUTIVE SUMMARY

JACKSON'S GRANT VILLAGE PUD



Continuation of Jackson's Grant Quality Standards

- Republic shares a vested interest in Jackson's Grant with the Jackson's Grant homeowners. Many homeowners identified that Republic has developed and continues to develop an outstanding neighborhood in Jackson's Grant and that it is preferred to have that same developer develop the adjacent 21 acres because of its track record and vested interest in the existing Jackson's Grant (compared to what might be proposed by a developer with no interest in Jackson's Grant).

Inclusion in HOA

- Republic agreed to not include the Village's homeowners in the Jackson's Grant HOA unless the Jackson's Grant homeowners want to include them. One of the main questions the homeowners have asked is whether the Village homeowners will be members of the Jackson's Grant HOA. There are pros and cons of including them, and the homeowners' views have been split on this issue. While Republic has the right under the governing documents to add additional land to the HOA, Republic has told the Jackson's Grant homeowners that it agrees to not include the Village homeowners in the Jackson's Grant HOA unless the Jackson's Grant homeowners decide that they want them to be included.

Neighborhood Commercial Node

- Republic shares a vision with many homeowners that the neighborhood-serving commercial node is an amenity for the nearby residents. This topic also generated a split vote among the homeowners, and at one of the meetings, one of the homeowners asked for a vote to be taken amongst the 36 +/- homeowners in attendance. By show of hands, the vote was approximately 2-1 in support of the neighborhood node.

Updates following the Commercial Committee Meetings

At the May 7 and June 4 Committee meetings, Republic presented its plans and received feedback from the Committee and the Staff. The Committee and the Staff requested Republic to consider a number of revisions to the PUD Ordinance, including the following: change to 7 AM for noise restrictions; naturalize pond vegetation; permitted uses; traffic study; accommodate Cunningham property's drainage; construction traffic limits/times/noise restrictions; townhome architectural standards; number of units; and townhome masonry. Republic agreed to the Committee's and Staff's requested changes and incorporated those changes into the PUD Ordinance. At the June 4 Committee meeting the City Engineer and Steve Fehribach from A&F Engineering explained to the Committee that the proposed development will not have any negative impact on the surrounding street system. At the conclusion of the June 4 Committee meeting, the Committee voted 3-1 to send the proposal to the full Plan Commission with a favorable recommendation.

(continued next page)

EXECUTIVE SUMMARY

JACKSON'S GRANT VILLAGE PUD



Updates following the June 16 Plan Commission Meeting

At the June 16 Plan Commission meeting, Republic presented its finalized PUD Ordinance. Republic discussed all the updates that had been made since the first Plan Commission meeting held on April 23. At the conclusion of the June 16 meeting, the Plan Commission voted 5-4 to send the proposal to the City Council with an unfavorable recommendation with President Brad Grabow as the deciding vote. President Grabow indicated support for the project overall but he wanted to make sure that the neighborhood commercial node would include the restaurant and retail uses as envisioned by Republic (and not include all office uses). Even though President Grabow voted no on the proposal, he encouraged Republic to address his remaining concern at the Council level through Conditions to Enactment that would help to tangibly quantify the vision expressed through the high-quality Neighborhood Commercial Character Images included in the PUD Ordinance.

In response to President Grabow's encouragement, Republic has proposed certain Conditions to Enactment that shall apply to the development should the proposal be approved by the City Council. These Conditions are listed below and can be found in Exhibit I of the PUD Ordinance shown at Tab 7.

EXHIBIT I | CONDITIONS TO ENACTMENT OF ORDINANCE Z-653-20

The following are imposed as conditions to the enactment of the Jackson's Grant Village Planned Unit Development District Ordinance Z-653-20 (the "Ordinance"), pertaining to the Real Estate, and are hereby referenced as Exhibit I (the "Conditions"). If any Condition conflicts with a provision of the Ordinance, then the more restrictive shall apply.

Section 1. **The following shall apply to Area C's commercial uses:**

- 1.1 No single commercial building shall have a first-floor footprint greater than 7,500 square feet.
- 1.2 At least 5,000 square feet of restaurant and/or retail uses shall be included within the first two buildings combined at the time of opening the second building.

(continued next page)

EXECUTIVE SUMMARY

JACKSON'S GRANT VILLAGE PUD



Updates following the August 5 Land Use and Special Studies Committee Meeting

Following the August 5 Land Use and Special Studies Committee Meeting, Republic has updated its proposed Conditions to Enactment as follows:

EXHIBIT I | CONDITIONS TO ENACTMENT OF ORDINANCE Z-653-20

The following are imposed as conditions to the enactment of the Jackson's Grant Village Planned Unit Development District Ordinance Z-653-20 (the "Ordinance"), pertaining to the Real Estate, and are hereby referenced as Exhibit I (the "Conditions"). If any Condition conflicts with a provision of the Ordinance, then the more restrictive shall apply.

Condition 1. The following shall apply to Area C's commercial uses:

- 1.1 No single commercial building shall have a first-floor footprint greater than 7,500 square feet.
- 1.2 At least 5,000 square feet of restaurant and/or retail uses shall be included within the first two buildings combined at the time of opening the second building.
- 1.3 In addition to the uses not permitted in Exhibit C, the following additional uses shall not be permitted in the Neighborhood Commercial District: Clinical or Medical Health Center, vape or tobacco store.
- 1.4 In addition to the uses permitted in Exhibit C, the following additional uses shall be permitted in the Neighborhood Commercial District: health and fitness center; spa, hair salon; nail salon.

Condition 2. The following shall apply to the Community Associations:

- 2.1 A special vote of all existing Jackson's Grant homeowners (one vote per home) shall be held to determine whether the District shall be included in the existing Jackson's Grant Homeowner's Association, Inc. (the "JG HOA"). The Master Developer shall not vote. A simple majority of those who vote will prevail.
 - A. Within 90 days of enactment of this Ordinance, a Jackson's Grant HOA Review Committee shall be formed to evaluate the pros and cons of including the District in the JG HOA (the "HOA Review Committee"). The HOA Review Committee shall consist of any Jackson's Grant homeowner who wishes to participate and who timely makes their interest to participate known to the HOA Review Committee. The HOA Review Committee may review the following options:
 - i. include the District as full members in the JG HOA;
 - ii. not include the District in the JG HOA;
 - iii. include the District as partial members in the JG HOA in a manner acceptable to both the JG HOA and the Master Developer.
 - B. The HOA Review Committee shall have full use of the Jackson's Grant Community clubhouse for their meetings.

EXECUTIVE SUMMARY

JACKSON'S GRANT VILLAGE PUD



- C. The Jackson's Grant property management company and the Master Developer shall reasonably assist the HOA Review Committee in establishing costs of maintenance of both existing and proposed amenities within both Jackson's Grant and the District.
 - D. If the JG HOA does not vote to include the District as full or partial members in the JG HOA, then the Master Developer shall create a separate homeowner's association for the District.
- 2.2 The Master Developer shall create a separate independent Jackson's Grant Village retail owner's association (the "JGV ROA") to manage the neighborhood business node's annual upkeep and maintenance of property and common ground, including trash pick-up, snow plowing, etc. The JGV ROA will not be part of the residential JG HOA or a newly created JGV HOA.

Condition 3. The following shall apply to the District's Amenities:

- 3.1 The Master Developer shall begin and diligently pursue construction of the Community Building within the District on or before commencement of Section 2 construction of the District.
- 3.2 At the time the neighborhood commercial node is developed within the District, the Master Developer shall work with the City engineering staff to determine the appropriate combination of stop signs, striping and/or crossing signal on the west side of Otto Lane where it intersects with the new proposed Spring Mill Road entrance road to provide for safe pedestrian access to the neighborhood commercial node and the District's Community Building.

Condition 4. The following shall apply to the District's Bufferyards:

- 4.1 The six foot (6') high privacy fence described in Section 12.5B shall be installed during the Phase 1 construction of the District.
- 4.2 District's West Property Line. The 250' in length type B Bufferyard described in Section 12.5A shall be amended to i) increase its width from 20' to 25', and ii) require 12 evergreen trees per 100 linear feet in lieu of the Type B Bufferyard requirements. The Master Developer shall work with the adjacent property owner to determine the specific location and type of evergreen tree(s) to be planted. Existing healthy trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall be preserved and maintained whenever possible, but no credit for existing trees will apply in this area.

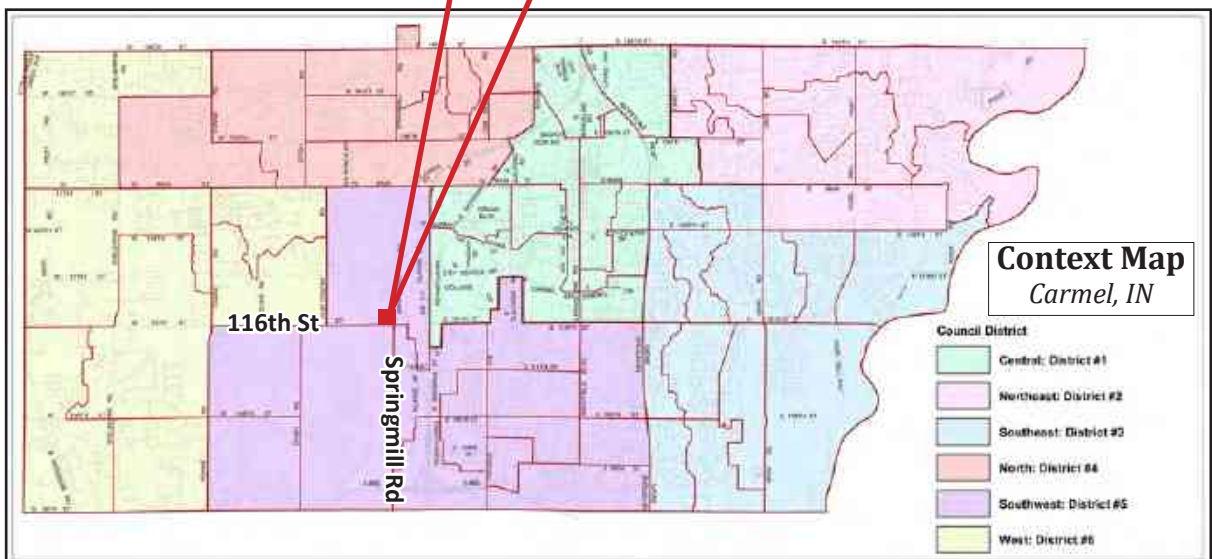
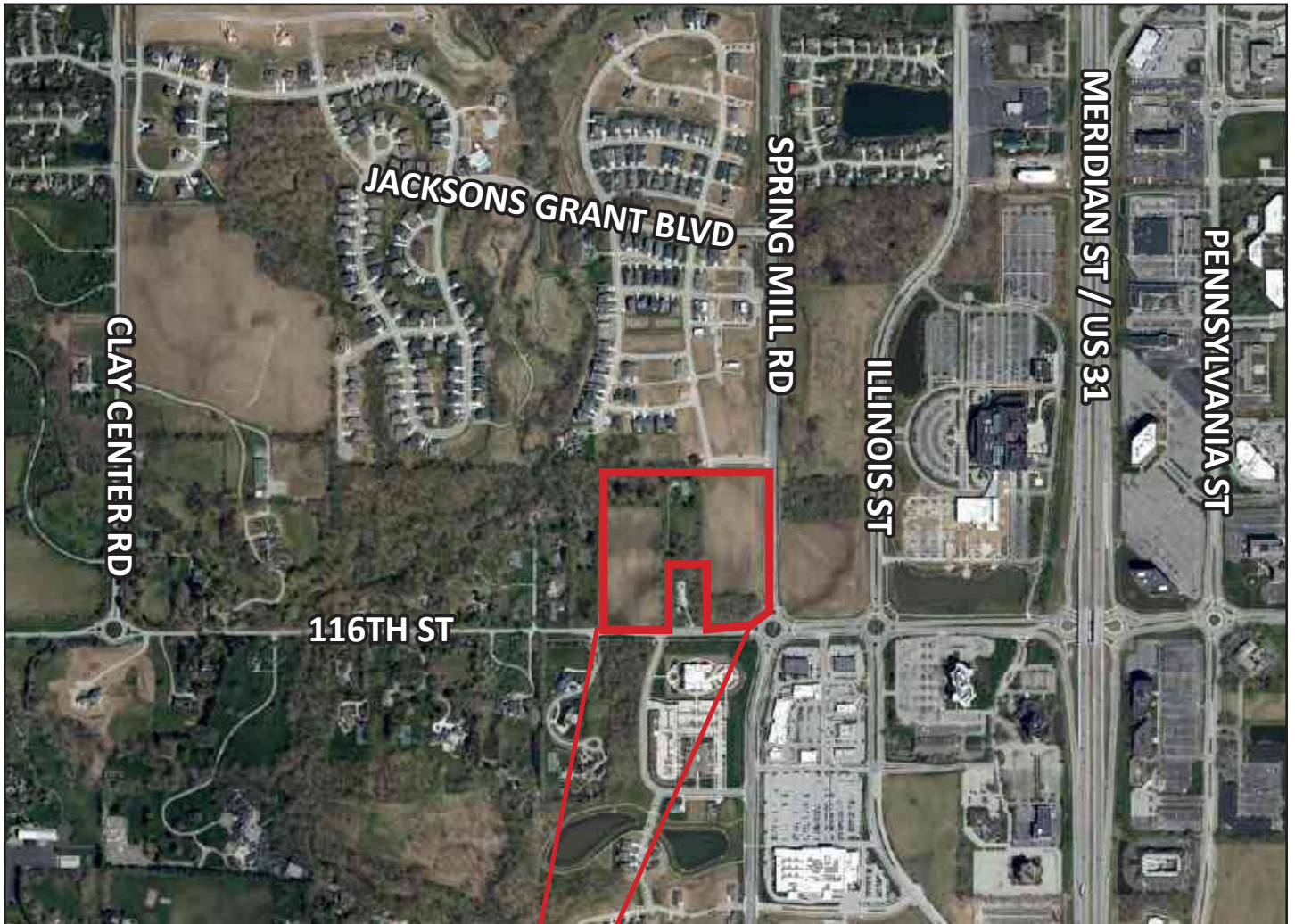
If approved, Republic intends to begin construction in the spring of 2021.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

JACKSON'S GRANT VILLAGE PUD

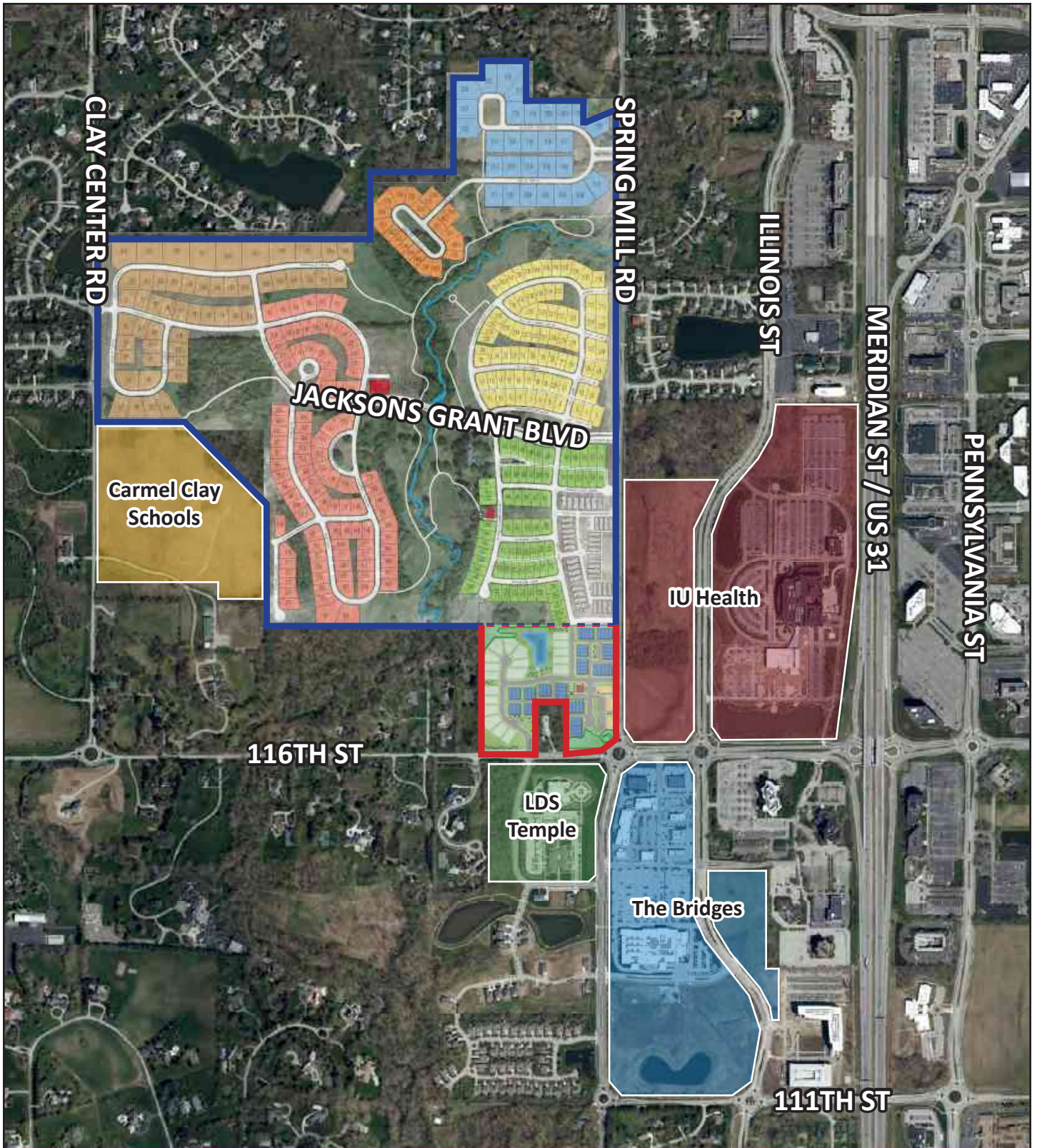


PROPOSED JACKSON'S GRANT VILLAGE



AERIAL LOCATION MAP

JACKSON'S GRANT VILLAGE PUD



EXISTING JACKSON'S GRANT NEIGHBORHOOD



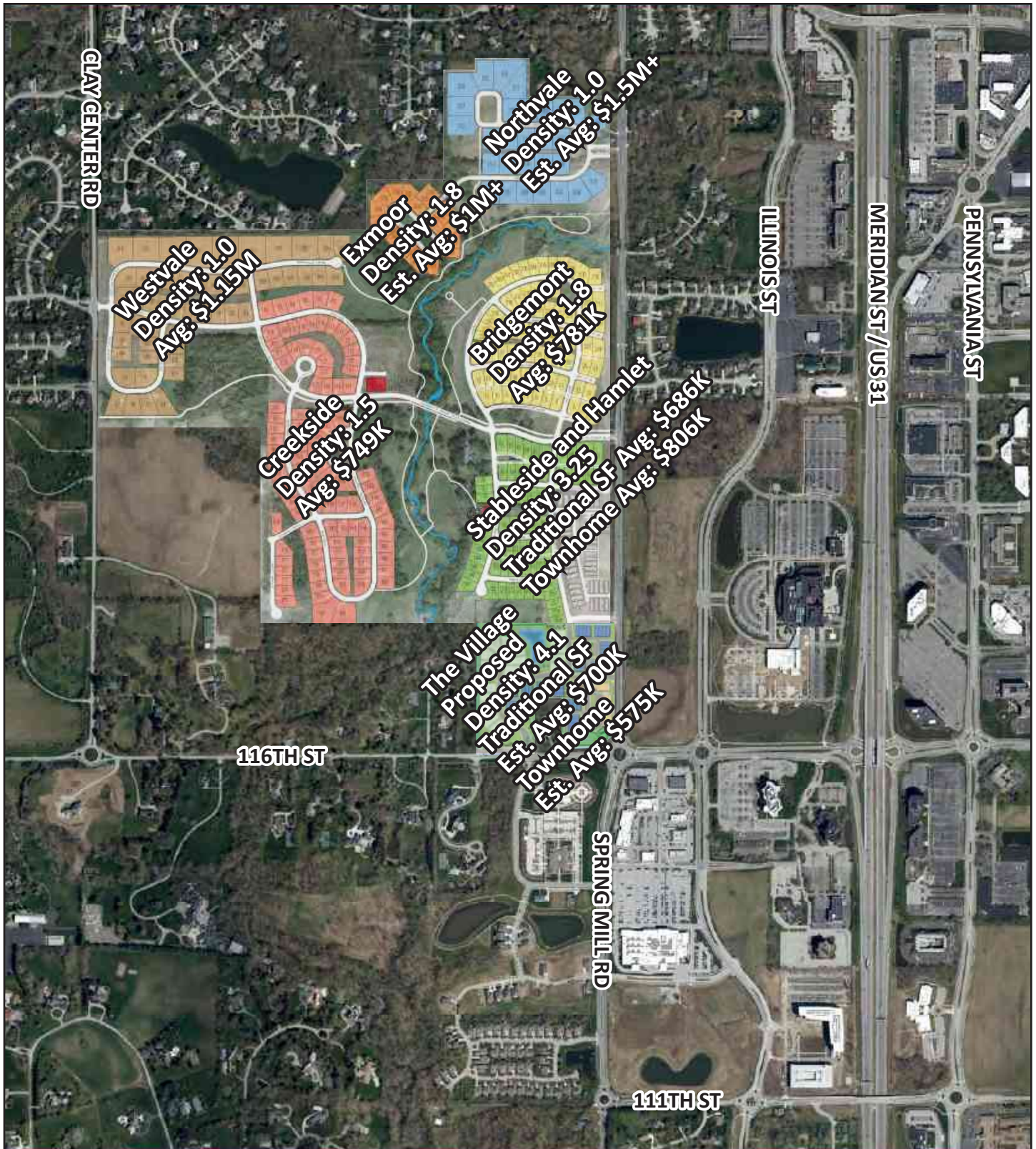
PROPOSED JACKSON'S GRANT VILLAGE



TAB 3

NEIGHBORHOOD PLANNING MAP

JACKSON'S GRANT VILLAGE PUD

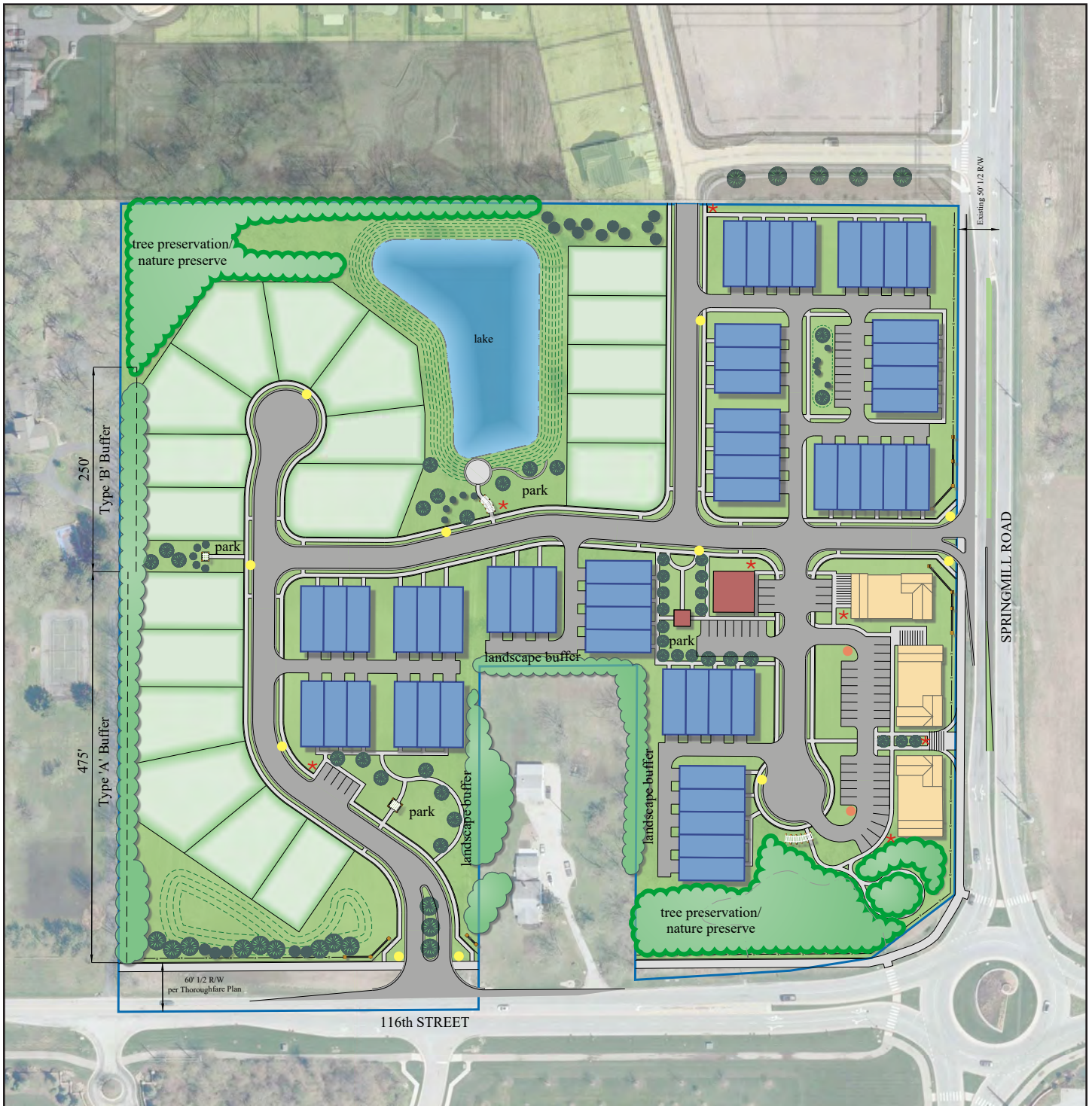


Densities listed are PUD approved densities per neighborhood
Traditional SF = Traditional Single-Family

TAB 4

PROPOSED CONCEPTUAL PLAN

JACKSON'S GRANT VILLAGE PUD



- | | | |
|---------------|-------------------------|-----------------|
| Townhomes | Neighborhood Commercial | Bicycle Racks |
| Single Family | Community Building | Street Lights |
| | | 15' residential |
| | | 18' commercial |

concept plan subject to change

TAB 5

CHARACTER IMAGES

JACKSON'S GRANT VILLAGE PUD



OPEN SPACE



CHARACTER IMAGES

JACKSON'S GRANT VILLAGE PUD



RESIDENTIAL, SINGLE-FAMILY HOMES



CHARACTER IMAGES

JACKSON'S GRANT VILLAGE PUD



RESIDENTIAL, SINGLE-FAMILY HOMES (CONTINUED)



CHARACTER IMAGES

JACKSON'S GRANT VILLAGE PUD



RESIDENTIAL, TOWNHOMES



CHARACTER IMAGES

JACKSON'S GRANT VILLAGE PUD



NEIGHBORHOOD COMMERCIAL



CHARACTER IMAGES

JACKSON'S GRANT VILLAGE PUD



SIGNAGE & MONUMENTATION



TAB 6



STEVEN J. FEHRIBACH, P.E.
PRESIDENT

R. MATTHEW BROWN, P.E.
VICE PRESIDENT

KAREN K. COLLINS, P.E.
VICE PRESIDENT

JOSEPH T. RENGEL, P.E.
VICE PRESIDENT

TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
CONSTRUCTION OBSERVATION • SITE ENGINEERING
REGISTRATION
INDIANA
ILLINOIS
IOWA
KENTUCKY
MICHIGAN
OHIO
MISSOURI
FLORIDA

MEMORANDUM

DATE: 04/17/2020

TO: Larry Moon
Republic Development

FROM: A&F Engineering Co., LLC

RE: Jackson Grant / Village Center

A&F Engineering prepared a traffic impact analysis in 2011 on behalf of Silvara Real Estate Company LLC, for a proposed mixed-use development located along Spring Mill Road, north of 116th Street called “Silvara”. A portion of this site has been constructed. However, the proposed “Village Center” portion of the site is currently 100% undeveloped. Per the previous land plan, the land uses in the Village Center included approximately 18,000 square feet of general office space, 52,000 square feet of general retail shops, and 60 townhomes. Per a new Village Center plan, this site will include 55 townhomes, 19 single-family dwelling units and 20,000 square feet of general retail shops. The following tables summarize the AM and PM peak hour trip estimates for the previous and new Village Center plans.

Table 1 – Total Generated Trips for Previous Village Center Plan

DEVELOPMENT INFORMATION			GENERATED TRIPS			
LAND USE	ITE CODE	SIZE	AM ENTER	AM EXIT	PM ENTER	PM EXIT
OFFICE	710	18,000 SF	42	6	17	82
SHOPPING CENTER	820	52,000 SF	71	45	226	236
TOWNHOMES	220	60 DU	7	27	31	17
TOTAL			120	78	274	335

Table 2 – Total Generated Trips for New Village Center Plan

DEVELOPMENT INFORMATION			GENERATED TRIPS			
LAND USE	ITE CODE	SIZE	AM ENTER	AM EXIT	PM ENTER	PM EXIT
TOWNHOMES	220	55 DU	6	21	22	13
SINGLE-FAMILY HOUSING	210	19 DU	5	13	13	8
SHOPPING CENTER	820	20,000 SF	100	62	79	86
TOTAL			111	96	114	107

The generated trips from the new Village Center plan were assigned and distributed to each of the proposed access drives and to Hamlet Drive. The resulting total AM and PM peak hour generated traffic volumes from the Village Center are shown on the attached figure.

CONCLUSIONS

- Based on the number of trips that will be generated by the proposed Village Center, it can be seen by comparing Table 1 to Table 2 that the new uses will generate approximately the same number of trips during the AM peak hour. However, during the PM peak hour, the proposed Village Center will generate significantly less. Approximately 388 vehicles fewer during PM peak hour.
- A review of the attached figure shows the vehicles that are anticipated to enter and exit the site at the proposed access points along with the intersection of 116th Street and Springmill Road. Based on the number of vehicles shown at each of the access points, it can be seen that this proposed development will have minimal impact to surrounding streets and the intersection of 116th Street and Springmill Road. Based on the number of vehicles that will be using the intersection, no modifications are required.

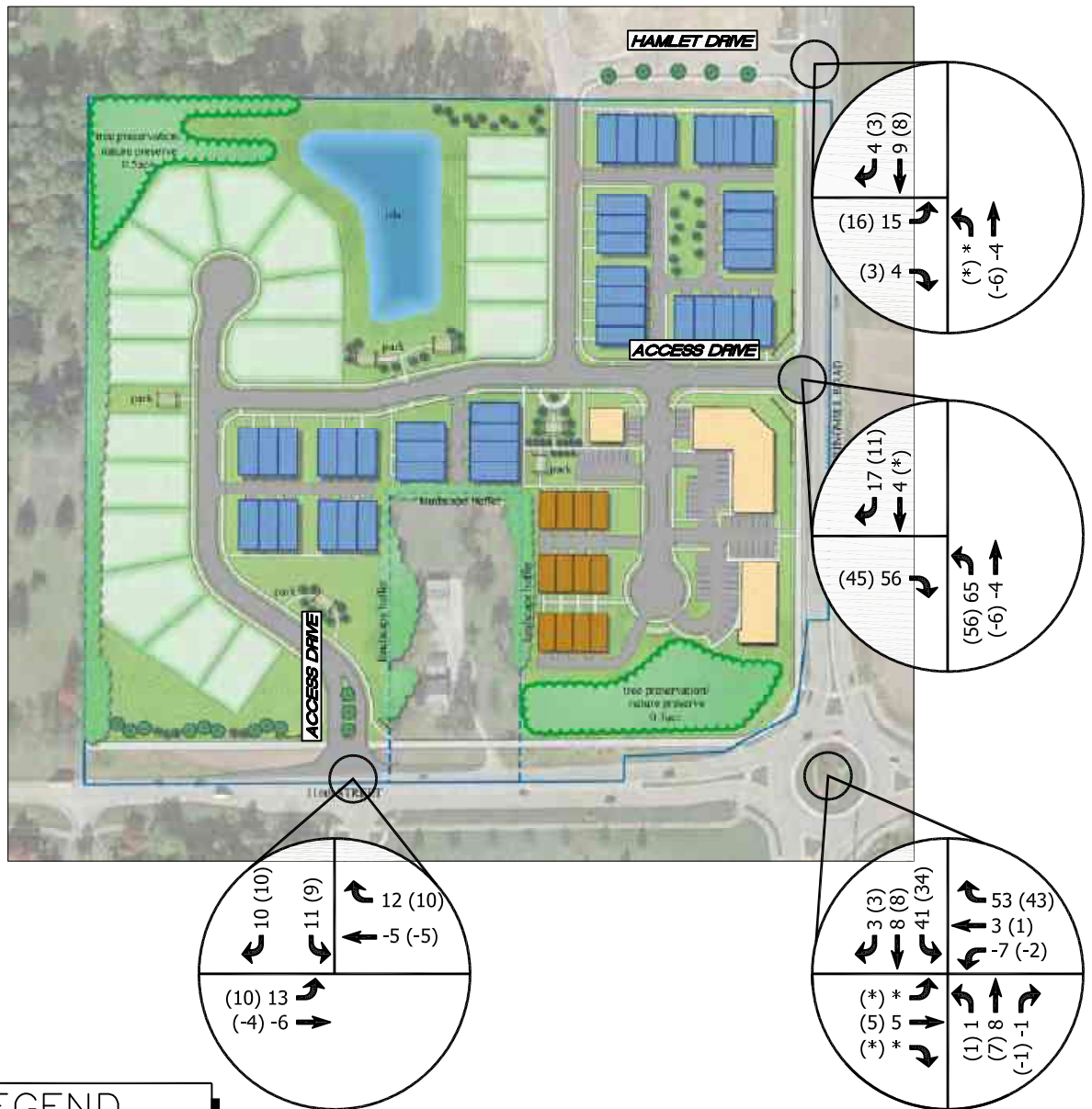
RECOMMENDATIONS

- Springmill Road access point
Based on the number of vehicles entering and exiting this access point, this driveway should be designed as a right in, right out, left in only. By providing the left in off of

Springmill Road, it will reduce the number of vehicles on Hamlet Drive by 65 in AM peak hour and 56 in PM peak hour.

- 116th Street access point

This driveway should be designed as a full movement access point that would allow for right in, right out, left in, left out and through movements. The driveway should be designed with two Outbound lanes – one exclusive left turn lane and one shared through and right turn lane. Currently 116th Street is wide enough to provide for a left turn lane into the driveway. However, pavement markings should be modified for a left turn lane.



LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

**GENERATED TRAFFIC VOLUMES
FROM PROPOSED VILLAGE CENTER
(NON-PASS-BY & PASS-BY TRAFFIC)**

TAB 7

JACKSON'S GRANT VILLAGE

A PLANNED UNIT DEVELOPMENT DISTRICT

CARMEL, INDIANA

ORDINANCE Z-653-20

JACKSON’S GRANT VILLAGE

A PLANNED UNIT DEVELOPMENT DISTRICT

Table of Contents

Section 1.	Applicability of Ordinance.....	3
Section 2.	Definitions.....	3
Section 3.	District Description.	6
Section 4.	Conceptual Plan.	6
Section 5.	Amenities.	7
Section 6.	Permitted Uses.....	7
Section 7.	Bulk and Density Standards.	8
Section 8.	Architectural and Design Standards.....	9
Section 9.	Signage.	9
Section 10.	Lighting.....	9
Section 11.	Parking and Loading.....	10
Section 12.	Landscaping.....	11
Section 13.	Open Space.	16
Section 14.	Pedestrian and Bicycle Connectivity.....	18
Section 15.	Infrastructure and Environmental Standards.	20
Section 16.	Owners’ Association and Declaration(s) of Covenants.	25
Section 17.	Development Plan Approval.	25
Section 18.	Violations and Enforcement.....	27
Section 19.	Schedule of Exhibits.....	56
Section 20.	Adoption.....	55

ORDINANCE Z-653-20

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA**

*An Ordinance Establishing the
Jackson's Grant Village Planned Unit Development District*

WHEREAS, Section 9.05 of the City of Carmel Unified Development Ordinance Z-625-17 (the "UDO") provides for the establishment of a Planned Unit Development District in accordance with Indiana Code §36-7-4-1500 *et seq.*; and

WHEREAS, the Plan Commission of the City of Carmel (the "Plan Commission") conducted a public hearing on docket number 19120002 PUD at its April 23, 2020, meeting as required by law; and

WHEREAS, the Plan Commission sent an unfavorable recommendation relating to docket number 19120002 PUD to the Common Council of the City of Carmel, Indiana;

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to Indiana Code §36-7-4-1500 *et seq.*, it hereby adopts this ordinance (the "Ordinance") as an amendment to the Official Zoning Map (the "Zoning Map") and UDO to establish this Planned Unit Development District to read as follows:

Section 1. Applicability of Ordinance.

1.1 The Zoning Map is hereby changed to designate the land described in **Exhibit A**, attached hereto (the "Real Estate"), as a Planned Unit Development District to be known as the Jackson's Grant Village PUD District (the "District").

1.2 Development in this District shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO specifically referenced in this Ordinance.

1.3 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions.

2.1 The general rules of construction set forth in Article 11 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this

Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.

2.2 ADLS: See DP/ADLS Approval definition.

2.3 Building, Attached Residential: A Building including any one or combination of the following: Attached Dwellings, Multiple-Family Dwellings, Two-Family Dwellings, and Townhouses; and its ancillary uses.

2.4 Building, Commercial: A Building used for a Commercial Use.

2.5 Building, Detached Residential: A Building including the following: Single-Family Dwelling; and its ancillary uses.

2.6 Character Exhibits: The illustrative exhibits attached hereto and incorporated herein by reference as **Exhibit H**. The Character Exhibits are a compilation of conceptual plans, images and sketches designed to capture the intended character of the District. Although the Character Exhibits do not necessarily represent the final design of the District's built environment, it does establish a benchmark for the quality and character of the overall District as well as the District's various design elements that contribute to this vision.

2.7 Community Amenities: Recreational facilities and spaces, including, without limitation, any one or a combination of the following: (i) Open Space; (ii) trails; (iii) picnic shelters; (iv) gathering places; (v) recreational/community buildings; and (vi) recreational equipment located in common areas and for the use of residents, occupants and their guests.

2.8 Conceptual Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**.

2.9 Declaration(s) of Covenants: A declaration of covenants, conditions, and restrictions applicable to the Real Estate or any portion thereof which shall be prepared by the Master Developer and recorded in the office of the Recorder of Hamilton County, Indiana, and which may be amended from time to time.

2.10 Design Review Committee: A board appointed by the Master Developer and established by the Declaration(s) of Covenants responsible for the review of improvements in accordance with this Ordinance and the Declaration(s) of Covenants.

2.11 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a Dwelling within the District.

2.12 Developer, Master: JG Village, LLC, until such time as it transfers, or assigns, in writing its rights as Master Developer. Such rights may be transferred by the Master Developer, in its sole discretion, in whole or in part, but only by written instrument signed by the Master Developer.

- 110 2.13 Development Requirements: Written development standards and any written
111 requirements specified in this Ordinance which must be satisfied in connection with
112 the approval of a Development Plan or building permit.
- 113 2.14 DP/ADLS Approval: Development Plan and/or Architectural Design, Exterior
114 Lighting, Landscaping & Signage approval by the Plan Commission, in accordance
115 with Section 9.03 of the UDO.
- 116 2.15 Dwelling Unit Size: The living space of a Dwelling Unit measured by floor area
117 and that is enclosed by walls and covered by a roof. Terraces, garages, and open
118 unheated porches shall be excluded when calculating a Minimum Dwelling Unit
119 Size.
- 120 2.16 Historical Architectural Style: Shall mean and refer to such styles including, but
121 not limited to: (i) Victorian; (ii) Cape Cod; (iii) Craftsman; (iv) Traditional
122 Farmhouse; (v) French Country; (vi) Classic and Greek Revival; (vii) Colonial
123 Revival; (viii) Tudor Revival; or (ix) homes with various exterior architectural
124 elements, taken from the foregoing, to create more recent or modern versions of the
125 foregoing. The Department shall have the authority to determine whether a specific
126 house plan qualifies as a Historical Architectural Style.
- 127 2.17 Lane, Rear: A permanent service way providing a secondary means of access to
128 abutting lands. A Rear Lane is an Alley as regulated by the UDO and as such, shall
129 be built in accordance with the design requirements in Article 7 of the UDO.
- 130 2.18 Masonry: Brick, limestone, natural stone, cultured stone, or other similar building
131 material or a combination of the same, bonded together with mortar to form a wall,
132 buttress or similar mass. Masonry does not include EFIS material.
- 133 2.19 Open Space: A parcel or parcels of land, an area of water, or a combination of land
134 and water, including flood plain areas and wetlands located within the District
135 designated for the use and enjoyment of some or all of the residents of the District
136 and, where designated, for the use and enjoyment of the community at large. Open
137 Space may consist of manicured or natural spaces, storm water detention areas,
138 ponds, creeks, recreational sports fields, golf courses, trails, Off-Street Trails and
139 Community Amenities. Bioswales (or segments of bioswales) which are at least
140 twenty (20) feet in width shall qualify as Open Space. Water features and structures
141 (e.g., gazebos, arbors, pergolas, benches, ash receptacles, trash receptacles,
142 recycling receptacles, bicycle racks) associated with outdoor pedestrian areas may
143 be used to enhance the space. Except as otherwise provided herein, Open Space
144 does not include areas divided into building lots, streets (except the landscaped
145 medians of boulevards) or rights-of-way (except Off-Street Trails). The area of
146 parking facilities serving Open Space activities and pedestrian paths or sidewalks
147 located therein may be included in the required Open Space area computations.

- 148 2.20 Open Space, Natural: Land areas set aside as Open Space in a naturally occurring
149 state, as depicted on the Conceptual Plan. Natural Open Space includes Open
150 Spaces designated as Tree Preservation Areas or Nature Preserves.
- 151 2.21 Owners Association(s): An association of owners as established by the
152 Declaration(s) of Covenants.
- 153 2.22 Transportation Plan: A part of the Carmel Clay Comprehensive Plan that sets forth
154 the location, alignment, dimensions, identification and classification of existing and
155 proposed vehicular, bicycle, pedestrian and mass transit thoroughfares and includes
156 the Thoroughfare Plan, Bicycle and Pedestrian Facility Plan and Transit Plan.
- 157 2.23 Tree Preservation Area: Natural Open Spaces within the District to be preserved
158 and maintained in accordance with Section 12.5 of this Ordinance. Such areas shall
159 be delineated as part of a Preliminary Plat or Development Plan approval.
- 160 2.24 Unified Development Ordinance: The Carmel Unified Development Ordinance Z-
161 625-17, in effect on the date of the enactment of this Ordinance. Amendments to
162 the Unified Development Ordinance after the enactment of this Ordinance shall not
163 apply to the District unless the Director determines that the amendment does not
164 materially or negatively impact the ability to develop the Real Estate pursuant to
165 this Ordinance and that the amendment is consistent with the District's intent.
- 166 2.25 Use, Non-Residential: A Use identified in the Use Table under the following
167 headings: Office Uses, Institutional Uses, Educational Uses, Retail and Service
168 Uses, Cultural and Entertainment Uses, Industrial Uses, Agricultural Uses,
169 Recreational Uses and Transportation and Communication Uses.
- 170 2.26 Use, Residential: A Use identified in the Use Table under the heading of Residential
171 Uses.
- 172 2.27 Use Table: The table attached hereto and incorporated herein by reference as
173 **Exhibit C** identifying the Uses permitted within the District.
- 174 2.28 Zoning Map: The City's official zoning map adopted by reference in the UDO.
- 175 **Section 3. District Description.**
- 176 3.1 The District will include a mix of residential uses that will offer a variety of housing
177 choices targeted towards the active-adult/empty-nester and young professional. The
178 District will also include neighborhood commercial uses, and gathering spaces
179 designed to serve the immediately surrounding neighborhoods. Pedestrian
180 connectivity will be emphasized.
- 181 **Section 4. Conceptual Plan.**
- 182 4.1 The Conceptual Plan provides a general vision for the development of the District
183 which illustrates one possible layout of lots, internal drives, uses, green space,

thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. The final layout and site plans shall be subject to the terms and conditions of this Ordinance and may vary from the Conceptual Plan.

Section 5. Amenities.

The District will contain a community building dedicated to the Homeowners Association for the use by its residents along with a village green and a pond overlook park with features to promote community gatherings and enjoyment.

Section 6. Permitted Uses.

6.1 The Conceptual Plan divides the District into three (3) Areas: Area A (Detached Residential), Area B (Attached Residential), and Area C (Neighborhood Commercial / Attached Residential). The uses permitted within each Area shall be as set forth in this section and in the Use Table.

6.2 Accessory Buildings and Uses. Accessory Buildings and Uses shall be permitted and shall be subject to the terms and restrictions of Article 5 of the UDO.

6.3 Special Uses. Special Uses shall be permitted as set forth in the Use Table and shall be subject to review and subsequent approval pursuant to Article 9 of the UDO.

6.4 Temporary Uses. Temporary uses shall be permitted as set forth in the Use Table and shall be subject to the terms and restrictions of Article 5 of the UDO.

6.5 Home Occupations. Home Occupations shall be permitted as set forth in the Use Table and shall be subject to the terms and restrictions of Article 5 of the UDO.

6.6 Non-Conforming Uses & Exemptions. Non-conforming uses and exemptions shall be subject to the terms and restrictions of Article 8 of the UDO.

6.7 Area C Additional Restrictions. Without the approval of the Commission, no restaurant shall be open for business between the hours of 11:01 p.m. and 6:00 a.m. except that the closing time may be extended from 11:01 p.m. to 12:00 a.m. on Friday and Saturday nights. Trash removal, compaction, service vehicles, deliveries, parking lot sweepers, etc. shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m. with the exception of snow removal. Noise levels will be restricted in accordance with Section 6-158 “Noise Regulations” of the Carmel City Code as established for an S-2 Zoning District.

214 **Section 7. Bulk and Density Standards.**

215 7.1 The following standards shall apply. The maximum Building Height shall be thirty-five (35) feet.

216

Building Type	Minimum Lot			Minimum Yard Setbacks			Min. Dwelling Unit Size (SF)		Max. Lot Coverage
	Width	Area (SF)	Street Frontage	Front ¹	Side (Aggregate)	Rear	1-story	2-story	
Detached Residential Buildings	55'	6,600	30'	25'	5' (10')	20'	1,600	2,000	50%
	65'	7,750	35'	25'	5' (10')	20'	1,600	2,000	
Attached Residential Buildings	0'			5'	20' ²	10'	1,600	2,000	75%
Neighborhood Commercial Buildings	20'	1,300	20'	5'	10' from residential, 0' from commercial	10'	N/A		80%

217

¹ The following front yard setbacks shall apply for: (i) Dwellings w/ rear load garages, 10'; and (ii) Dwellings w/ courtyard garages, 20'.

² The side yard setback for attached residential buildings is the minimum distance required between the side walls of two (2) multi-family buildings.

218 7.2 Maximum Residential Densities. The maximum number of Dwellings in Area A
219 shall be 19. The maximum number of Dwellings in Area B and C combined shall
220 be 70. The total number of Dwellings permitted in the District shall not exceed
221 eighty-nine (89) without an amendment to this Ordinance. However, the total
222 number of Dwellings shall be reduced by one Dwelling for each 1,300 square feet
223 of commercial building developed.

224 **Section 8. Architectural and Design Standards.**

225 8.1 Detached Residential Buildings. The architectural and design standards applicable
226 to Detached Residential Buildings are specified in **Exhibit D.** Character
227 illustrations indicating conceptually the intended architecture and appearance of
228 Dwellings are provided in the Character Exhibits.

229 8.2 Attached Residential Buildings. The architectural and design standards applicable
230 to Attached Residential Buildings are specified in **Exhibit E.** Character illustrations
231 indicating conceptually the intended architecture and appearance of Dwellings are
232 provided in the Character Exhibits.

233 8.3 Neighborhood Commercial Buildings. The architectural and design standards
234 applicable to Neighborhood Commercial Buildings are specified in **Exhibit F.**
235 Character illustrations indicating conceptually the intended architecture and
236 appearance of Buildings are provided in the Character Exhibits.

237 8.4 Empty-Nester / Active Adult Standards. The empty-nester / active adult standards
238 set forth in **Exhibit G** shall apply to any single-family lot within the District that
239 has a Lot Width of less than seventy (70) feet.

240 **Section 9. Signage.**

241 9.1 The District's signs shall comply with Article 5.39 Sign Standards of the UDO and
242 as set forth in this section.

243 9.2 Signage easements will be provided on final secondary plats as needed at entrances.

244 9.3 Decorative street signage may differ from the City's standards if approved by the
245 City's Engineering Department, and the City's Street Department, and if it
246 conforms to the Indiana Manual on Uniform Traffic Control Devices.

247 9.4 Character Exhibits. Character illustrations indicating conceptually the intended
248 design and appearance of signage and monumentation is provided in the Character
249 Exhibits.

250 **Section 10. Lighting.**

251 10.1 Street lighting shall be decorative, as illustrated in the Character Exhibits, and shall
252 be consistent throughout the District. Decorative street lighting may differ from the
253 City's standard fixtures if approved by the City's Engineering Department. Parking

- 254 area lighting and street lighting shall be of a uniform design and materials, and
255 street lighting shall be substantially similar to the existing Jackson's Grant lighting.
- 256 10.2 Street lighting on public residential streets shall be limited to one (1) light at each
257 street intersection. The maximum height of street light fixtures within the District
258 shall be fifteen (15) feet within residential areas, on all street corners, and in all
259 common area locations, and eighteen (18) feet within commercial parking areas.
- 260 10.3 All exterior accent lighting (e.g., architectural, display, landscaping, decorative
261 lighting, pedestrian walkway bollards) shall be generated from concealed, low level
262 fixtures. The light bulb shall be shielded from view of any street, sidewalk, or
263 adjacent lot.
- 264 10.4 The maximum height of light fixtures in parking areas shall not exceed the Building
265 Height, or eighteen (18) feet, whichever is less. The height of parking area light
266 fixtures within ninety (90) feet of a Single-Family Dwelling shall not exceed fifteen
267 (15) feet.
- 268 10.5 Exterior lighting of a Building or site shall be designed so light is not directed off
269 the site and the light source is shielded from direct offsite viewing.
- 270 10.6 Open space/public space lighting shall be decorative and pedestrian scale.
- 271 **Section 11. Parking and Loading.**
- 272 11.1 General Standards. Parking shall comply with Article 5 of the UDO, except as
273 provided below.
- 274 11.2 Residential Use Parking. A minimum of two (2) parking spaces shall be required
275 per Dwelling. Garages and areas within driveways 16' or greater in length shall
276 count toward this requirement. In addition, one (1) off-street guest parking space
277 per every seven (7) Attached Dwellings shall be provided.
- 278 11.3 Commercial Use Parking. A minimum of three (3) parking spaces per 1,000 square
279 feet of interior commercial space shall be required. Parking shall not be located
280 between the commercial buildings and Springmill Road.
- 281 11.4 On-street Parking. On-street parking shall be permitted on the Real Estate's internal
282 streets and drives. Residential on-street parking spaces may not be counted as part
283 of the total commercial parking spaces required. Commercial areas may include on-
284 street parking adjacent to or across the street from the commercial area, not
285 including cul-de-sac bulb parking, as part of the total parking spaces required for
286 commercial uses. Each parallel on-street parking space shall be a minimum of
287 twenty-two (22) feet in length.
- 288 11.5 Loading and Service Areas.

- 289 A. Loading docks, solid waste facilities, recycling facilities, and other service
290 areas shall be placed to the rear or side of Buildings as possible.
- 291 B. Screening and landscaping shall prevent direct views of the loading and
292 service areas from adjacent residential properties or from the public right-
293 of-way. Screening and buffering shall be achieved through the use of walls,
294 fences, or landscaping. Screening shall be a minimum of five (5) feet tall
295 and visually impervious. Recesses in the Building or depressed access
296 ramps may be used.
- 297 11.6 Bicycle Parking. Bicycle parking shall comply with Section 5.29 of the UDO.
- 298 **Section 12. Landscaping.**
- 299 12.1 Landscaping shall be provided in accordance with the following sections of the
300 UDO:
- 301 A. General Landscaping (Section 5.19)
- 302 B. Street Trees (Section 5.19)
- 303 C. District's Perimeter Landscaping:
- 304 (i) Adjacent to Right-of-Way (Section 5.19)
- 305 (ii) Not Adjacent to Right-of-Way (Section 5.19)
- 306 D. Foundation and Lot Plantings (Section 5.19)
- 307 12.2 General Landscaping Standards. Landscaping shall be integrated, where
308 appropriate, with other functional and ornamental site design elements (e.g.,
309 hardscape materials, entryway monumentation, paths, sidewalks, fencing, or water
310 features).
- 311 A. Landscaping should be designed with repetition, structured patterns, and
312 complementary textures and colors. Alternate or pervious paving materials
313 or alternative planting media is permitted where planting space is limited or
314 where otherwise warranted by the site design.
- 315 B. All plantings to be used in accordance with any landscaping requirement of
316 this Ordinance shall meet the following specifications:
- 317 (i) All trees, shrubs and ground covers shall be planted according to the
318 American Standard for Nursery Stock (ANSI Z60.1) and following
319 the standards, including planting details, provided by the City's
320 Urban Forester. Landscaping materials shall be appropriate to local
321 growing and climatic conditions.

- 322 (ii) Shade trees shall be a minimum of two and one half (2.5) inches
323 caliper at planting.
- 324 (iii) Ornamental trees shall be a minimum of one and one half (1.5)
325 inches caliper at planting.
- 326 (iv) Evergreen trees shall be a minimum height of six (6) feet at planting.
- 327 (v) Shrubs shall be a minimum height of eighteen (18) inches at
328 planting.
- 329 (vi) Evergreen trees may be substituted in lieu of shrubs required by this
330 Ordinance on a 1:3 basis (one tree equals three shrubs).
- 331 C. Existing vegetation may be used to achieve required landscaping if: (i) the
332 vegetation located on the subject parcel is of suitable quality, size, and state
333 of health to achieve required landscaping; and (ii) the vegetation is proposed
334 to be preserved using accepted best management practices for tree
335 protection during construction. The preservation of existing vegetation shall
336 constitute an in-kind credit toward meeting the landscape requirements of
337 this Ordinance. A credit, which value shall be determined in consultation
338 with the City's Urban Forester, shall be given per tree that contributes to
339 and satisfies similarly the intent of a particular section of this Ordinance.
- 340 D. All landscaping approved as part of an ADLS plan shall be installed,
341 weather permitting, prior to issuance of a Certificate of Occupancy by the
342 Department. If it is not possible to install the approved landscaping because
343 of weather conditions, the property owner shall request a temporary
344 Certificate of Occupancy prior to the issuance of the Final Certificate of
345 Occupancy, which shall be conditioned upon a determined time to complete
346 the installation of the uninstalled landscape material.
- 347 E. All landscaping approved as part of an ADLS plan may not later be
348 substantially altered, eliminated or sacrificed without first obtaining further
349 Plan Commission approval. However, minor material alterations in
350 landscaping may be approved by the Director or his designee in order to
351 conform to specific site conditions.
- 352 F. It shall be the responsibility of the property owners and their agents to insure
353 proper maintenance of all trees, shrubs and other landscaping required by
354 this Ordinance. This is to include, but is not limited to, replacing dead
355 plantings with identical varieties or a suitable substitute, mulching of
356 planting areas, and keeping the area free of refuse, debris, rank vegetation
357 and weeds.
- 358 G. Landscaping shall be prohibited within the Vision Clearance on Corner
359 Lots.

12.3 Street Trees.

- A. Shade trees shall be planted parallel to each public street and within the street right-of-way pursuant to the City's published street tree planting specifications. Street trees shall not be required along and adjacent to Rear Lanes.
- B. Street tree species shall be selected from the City's published list of recommended street trees and shall be planted a minimum of thirty (30) feet and a maximum of fifty (50) feet on center.
- C. In areas of high pedestrian and non-residential activity, tree wells shall be covered with decorative grates or pavers in order to maximize uninterrupted pedestrian pathways. Where ample passage area is provided, tree planting areas shall be treated as planting beds to soften the hardscape.
- D. When an appropriate street tree size has been achieved, as determined by the City's Urban Forester, street trees shall be pruned to a height of eight (8) feet minimum over sidewalks and twelve (12) feet minimum over streets, to allow free passage along the sidewalk.
- E. No street tree shall be planted in conflict with drainage or utility easements or structures, underground detention (unless so designed for that purpose). However, where the logical location of proposed utilities would compromise the desired effect, the Developer may solicit the aid of the City's Urban Forester in mediating an alternative.

12.4 Perimeter Landscaping Adjacent to Right-of-Way. Landscaping along the District's perimeter abutting rights-of-way shall be provided pursuant to this section. Perimeter landscaping shall not be planted within the public right-of-way. Additionally, no perimeter landscape yard shall be required in those areas along the perimeter of the Real Estate which is occupied by an Open Space common area which is greater than or equal to fifty (50) feet in width. The referenced bufferyard types shall be pursuant to Section 5.19 of the UDO.

- A. Spring Mill Road. Bufferyards shall be required where the Real Estate abuts Spring Mill Road in accordance with this section.
 - (i) Residential Uses: A minimum twenty (20) foot wide greenbelt shall be required where the residential uses abut Spring Mill Road which shall include plantings pursuant to the Type "D" Bufferyard (8 shade or evergreen trees, 2 ornamental trees, and 20 shrubs per 100 linear feet).
 - (ii) Commercial Uses: A minimum twenty (20) foot wide greenbelt shall be required where the Real Estate abuts Springmill Road, which shall include street trees a maximum of fifty (50) feet on center. Alternatively, the number of street trees equivalent to the

requirement may be clustered at variable intervals along the commercial area street frontage.

B. 116th Street. Where a frontage road is not utilized and where the rear or side elevations of a Dwelling back up to 116th Street, a minimum forty (40) foot wide greenbelt shall be required which shall include either a decorative four-board horse fence, masonry wall or a minimum three (3) foot tall undulating mound and plantings pursuant to the Type "D" Bufferyard (8 shade or evergreen trees, 2 ornamental trees, and 20 shrubs per 100 linear feet). A Type "B" Bufferyard (5 shade or evergreen trees, 1 ornamental trees, and 10 shrubs per 100 linear feet) without a mound shall be used in those areas where a frontage road is utilized.

C. The incorporation of pedestrian ways and bikeways into the perimeter right-of-way landscaping design is encouraged. The incorporation of signage and lighting into the perimeter right-of-way landscaping design is permitted; however, no parking areas or Buildings shall be permitted within the perimeter right-of-way landscaping area.

12.5 Perimeter Landscaping Not Adjacent to Public Right-of-Way. The following shall apply for those portions of the District's perimeter not abutting a public right-of-way. The referenced bufferyard types shall be pursuant to Section 5.19 of the UDO.

A. District's West Property Line: A minimum ten (10) foot wide landscape buffer easement shall be required where individual residential lots abut the District's west property line. Plantings pursuant to the requirements of a Type "A" Bufferyard (4 shade or evergreen trees, 0 ornamental trees, and 10 shrubs per 100 linear feet) shall be installed within the landscape buffer easement, except that within an area 250' in length north and south of the home on parcel number 17-09-34-00-00-022.000, the buffer easement shall be 20' in width and contain plantings pursuant to the requirements of a type "B" Bufferyard (5 shade or evergreen trees, 1 ornamental tree and 10 shrubs per 100 linear feet). Existing healthy trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall count toward the requirement and shall be preserved and maintained whenever possible.

B. Parcel Number 17-09-34-00-00-020.000: As long as parcel number 17-09-34-00-00-020.000 is used as a detached residential dwelling, a six-foot tall cedar shadow box style privacy fence with a minimum five (5) foot wide landscape buffer easement shall be installed around the parcel. Plantings pursuant to the requirements of a Type "A" Bufferyard (4 shade or evergreen trees, 0 ornamental trees, and 10 shrubs per 100 linear feet) shall be installed within the landscape buffer easement. Existing healthy trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall count toward the requirement and shall be preserved and maintained whenever possible.

- C. No bufferyards or plantings shall be required between or within the District's various uses or along the Real Estate's northern property line congruent with the existing Jackson's Grant development.

12.6 Foundation and Lot Plantings.

- A. Design Intent. Foundation and lot plantings are used to: (i) soften the architectural lines of Buildings; (ii) frame the primary views to Buildings and public spaces; and (iii) blend architectural designs with the landscape design. Landscaping shall be designed to appropriately complement a Building's use, setback, height, and architectural features. Window boxes for flowers and planters on front stoops and sidewalks are encouraged in areas where landscaping cannot be installed at the foundation of a Building due to the Building's proximity to a sidewalk, path, street, right-of-way or easement.

- B. Single-Family Dwellings. The following planting requirements apply to all Single-Family Dwellings:

- (i) Lots with six thousand (6,000) or less square feet shall be required to plant one (1) shade tree or one (1) evergreen tree in the front yard. If there is not sufficient area for the tree to be placed in the front yard, then the required tree may be planted in a side or rear yard.

- (ii) Lots between six thousand (6,000) and fifteen thousand (15,000) square feet shall be required to plant two (2) trees in the front yard. If there is not sufficient area for the tree to be placed in the front yard, then the required tree(s) may be planted in a side yard.

- (iii) Lots over fifteen thousand (15,000) square feet shall be required to plant three (3) trees with at least one (1) tree in the front yard.

- (iv) All lots shall have a minimum of seven (7) shrubs and/or ornamental grasses along the foundation facing a street. Corner lots shall install seven (7) shrubs per side facing a street.

- C. Attached Residential Buildings. The following minimum foundation planting requirements shall apply to any elevation with frontage on a public right-of-way:

- (i) If plantings cannot be planted within twenty (20) feet of the foundation wall, then an alternative location on the lot may be chosen for planting.

- (ii) Townhouses: Five (5) shrubs and/or ornamental grasses, and one (1) shade tree and one (1) ornamental tree shall be planted for every two (2) Townhouses.

- D. Commercial Buildings: Street trees shall be planted in front of commercial uses a maximum of fifty (50) feet on center. Alternatively, the number of street trees equivalent to the tree requirement, may be clustered at variable intervals along the commercial area street frontage.

12.7 Parking Lot Plantings. Parking areas shall be landscaped, as follows:

- A. Perimeter Landscaping: A wall or mounding may be used to screen any parking area adjacent to a street. If landscaping is used, a minimum three (3) foot wide perimeter planting strip shall be provided around the perimeter of a parking lot (except where parking spaces abut a curb or parking area-to-Building sidewalk). In the event shade trees are planted, the planting strip shall be a minimum of six (6) feet wide by six (6) feet long around the tree. The planting strip shall include a continuous hedge, which at maturity shall be a minimum of 42" high. A wall may be installed in combination with or in lieu of the required shrubs. If used, walls shall be a minimum height of forty-two (42) inches.
- B. Interior Parking Lot Landscaping: Shade trees shall be planted within parking lots greater than ten thousand (10,000) square feet and that contain at least two rows of integrated parking. There shall be planted one (1) shade tree and five (5) shrubs per every fifteen (15) spaces, with a minimum of four hundred (400) square feet of useable soil volume being provided for each two (2) trees. The planting areas shall be evenly distributed throughout the parking lot.

Section 13. Open Space.

- 13.1 The Conceptual Plan conceptually illustrates the District's larger areas of Open Space. The intent of Open Space is to allow for a balance between natural areas and the built environment and to provide for the overall beautification of the District.
- 13.2 Character illustrations indicating conceptually the intended design and appearance of the District's Open Space is provided in the Character Exhibits.
- 13.3 There shall be accessible and usable Open Space within a five (5) minute walk (one-quarter mile) from all Dwellings within the District.
- 13.4 A minimum of thirty (30) percent (6.24+/- acres) of the District shall be allocated to Open Space, as conceptually illustrated on the Conceptual Plan.
- 13.5 Tree Preservation Areas. The District's Natural Open Space shall include Tree Preservation Areas, which shall include, at a minimum, the approximately 0.7 acres +/- located at the northwest corner of 116th Street and Springmill Road, and the approximately 0.5 acres +/- located in the northwest corner of the Real Estate. Tree Preservation Areas shall be delineated as part of a Preliminary Plat or Development Plan approval and recorded with the Secondary Plat. Tree Preservation Areas shall be regulated and maintained in accordance with the following:

- 517 A. The following best management practices should be implemented:
- 518 (i) Removal of invasive species (e.g., bush honeysuckle) where
519 appropriate. (If the application of herbicide treatment after the
520 removal of invasive species to prevent them from growing back
521 should occur, then such applications should be done under the
522 oversight of a professional.)
- 523 (ii) Removal of an overabundance of combustible material (e.g., dead,
524 fallen trees and leaves).
- 525 (iii) Removal of vines growing on and up a tree when tree growth is
526 affected.
- 527 (iv) Completing all maintenance activities following industry standard
528 using the latest American National Safety Institute (ANSI) Z-133
529 and A-300 approved practices and methods.
- 530 B. The following types of activities shall be permitted:
- 531 (i) Planting of native trees, pursuant to the Indiana Native Tree List
532 provided by the City’s Urban Forester.
- 533 (ii) Removal of hazardous, exotic and invasive vegetation, pursuant to
534 the Indiana Exotic and Invasive Plant List provided by the City’s
535 Urban Forester.
- 536 (iii) Removal of trees directed to be removed by municipal, county, state
537 or federal authority.
- 538 (iv) Installation of access easements, rights-of-way, streets, paths, trails,
539 sidewalks, and minor pedestrian area improvements (e.g., benches,
540 trash receptacles, creek overlook areas). Community Amenities may
541 be permitted upon review and approval by the City’s Urban
542 Forester. If appropriate and where feasible, said improvement areas
543 should be limited to perpendicular crossings across Tree
544 Preservation Areas and/or excluded from delineated Tree
545 Preservation Areas.
- 546 C. The following types of activities shall not be permitted unless otherwise
547 approved by the City’s Urban Forester:
- 548 (i) Removal of living vegetation other than exotic and invasive
549 vegetation and hazardous trees except to accomplish items listed in
550 Section 12.5(B)(iv) of this Ordinance.

- 551 (ii) Mowing any portion of the existing, naturally vegetated Tree
552 Preservation Area, except for along trails, points of access or
553 gathering points.
- 554 (iii) Dumping of leaves or debris from areas other than the Tree
555 Preservation Area.
- 556 (iv) Seeding; including grass seed, prairie mix seed, sod or the planting
557 of any type vegetable garden unless otherwise approved by the
558 City's Urban Forester.
- 559 (v) Activities that adversely impact the health, structure or integrity of
560 a designated tree preservation area, including, but not limited to:
561 active recreational activities requiring the placement of playground
562 equipment, paving for basketball or tennis courts and swimming
563 pools.
- 564 D. The following requirements shall apply:
- 565 (i) Tree preservation areas must be easily and permanently identifiable
566 as a tree preservation area through permanent signage posted every
567 five hundred (500) feet around the perimeter of all tree preservation
568 areas. The design and location of such signs shall be coordinated
569 with the City's Urban Forester.
- 570 (ii) Barriers shall be used to protect tree preservation areas during site
571 development. Barriers shall be specified on landscape plans and
572 shall be placed beyond the preserved trees dripline, in accordance
573 with the tree preservation details provided by the City's Urban
574 Forester. Such barriers shall remain in place during the site's
575 construction activity.
- 576 (iii) The Urban Forester shall be contacted for any disputed activity
577 within the tree preservation area. The Urban Forester shall provide
578 resolution to disputed activity, which may include:
- 579 (a) Removal of trees that are a host to an aggressive, life
580 threatening disease or pest that may pose a threat to the
581 vitality of the rest of the forest.
- 582 (b) Mowing and bush-hogging.
- 583 (c) Planting of new or replacement trees.

584 **Section 14. Pedestrian and Bicycle Connectivity.**

- 585 14.1 Pedestrian access shall be provided within the District to permit and encourage
586 pedestrian movement between the District and surrounding developments. The

standards of this section are intended to: (i) provide an alternative for people to get where they are going without using their vehicles (e.g., commuting); (ii) provide a means for people who cannot drive vehicles to safely and practically get to local destinations; and (iii) provide for fitness training and general recreational opportunities.

14.2 Pedestrian connectivity shall be provided, where feasible, to link Open Spaces. To the maximum extent practicable, parks, trails and Open Space shall be organized to create integrated systems of Open Space that connect with the following types of lands located within or adjacent to the District:

- A. Parks or trails;
- B. Residential areas;
- C. Civic sites (e.g., schools, libraries);
- D. Other common open spaces;
- E. Neighborhood shopping and activity centers; and
- F. Adjacent employment centers.

14.3 Sidewalks or trails shall be located on both sides of all public streets in the District. Sidewalks shall be a minimum of five (5) feet wide and constructed pursuant to the City's Transportation Plan for a Residential Sidewalk. Where appropriate for continuity in the District's pedestrian network, a trail may take the place of a sidewalk on one side of a public street. Public trails shall be asphalt and a minimum of ten (10) feet wide. Private internal trails shall be asphalt and a minimum of eight (8) feet wide.

14.4 A Side Path (e.g., multi-purpose path) along 116th Street shall be located pursuant to the City's Transportation Plan and as generally shown on the Conceptual Plan. Side Paths shall be a minimum of ten (10) feet wide, unless otherwise approved by the City, and constructed pursuant to the City's Transportation Plan for a Side Path.

14.5 Pedestrian walkways shall be clearly delineated (e.g., striping, pavers, stamped concrete, signage) when crossing a parking lot, street, or drive and shall be ADA-compliant. Pedestrian walkways should also be separated from vehicular traffic, where appropriate, with landscaping, on-street parking, bollards, special paving, or any other feature which identifies the pedestrian space.

14.6 Trails and sidewalks within ten (10) feet of public streets and/or within public rights-of-way shall always be visible from the adjacent vehicular roadway. Screened or "hidden areas" that obstruct drivers views of the pedestrian ways shall not be permitted.

- 14.7 Pedestrian facilities located in water quality preservation areas, dry detention areas, or water quality facilities shall be elevated boardwalks so as to not impede or negatively affect the function of the facility.

Section 15. Infrastructure and Environmental Standards.

- 15.1 The District includes a substantial amount of existing environmental and natural features. The District's intent is to preserve and work within these existing features to create a built environment that is responsive to these existing features and works with the site. As such, the standards of this Section shall apply to the District.

- 15.2 All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City. In addition, the District shall comply with the requirements of the Transportation Plan in accordance with Section 1.07.E. of the UDO (see Section 15.2(A) below, which is in full satisfaction of all obligations specified in Section 1.07.E of the UDO). At such time as requested by the City and upon the enactment of this Ordinance, the Master Developer shall cause to be conveyed and dedicated to the City of Carmel for public right-of-way use one-half of the full right-of-way width prescribed in the Transportation Plan, as measured from the centerline of 116th Street, across the entirety of Hamilton County Parcel Nos.: 17-09-34-00-00-019.000 and 17-09-34-00-00-021.000.

- A. Additional Improvements. The Developer shall make or cause to be made the following improvements.

- (i) Improvements to the entrance off Springmill Road into the Real Estate comprising acceleration and deceleration lanes and, if commercial uses are developed, a left turn in lane.
- (ii) Improvements to the entrance off 116th Street into the Real Estate comprising of acceleration and deceleration lanes.
- (iii) Dedicate all right-of-way to the City for Springmill Road (45-foot half right-of-way) and 116th Street (60-foot half right-of-way), as required per the City Thoroughfare Plan, as part of the recording of each of the District's Secondary Plats at no cost to the City.
- (iv) Construct a minimum ten (10) foot wide Side Path along the Real Estate's perimeter within the 116th Street right-of-way, unless otherwise approved by the City.
- (v) Whenever any improvement specified above in Section 15.2(A)(i) and (ii) are not located upon the Real Estate, the Developer's obligation hereunder to effect said improvement shall be contingent upon the acquisition of such other necessary real estate. If the necessary real estate is not obtainable for a fair and marketable rate, the Developer will pay an agreed upon fair and marketable rate to

661 the City for future additional improvements as part of their Road
662 Contribution Fee in lieu of completing the improvements and
663 obtaining the right of way.

664 15.3 The number and configuration of the District's vehicular access points into the Real
665 Estate from the perimeter thoroughfares shall be provided as generally shown on
666 the Conceptual Plan.

667 15.4 Traffic-calming methods should be implemented where necessary, to provide for a
668 safer pedestrian environment. Methods may include curved and/or narrow streets;
669 cul-de-sacs; chicanes (a series of tight turns in opposite directions in an otherwise
670 straight stretch of road); woonerfs (a "living street" where pedestrians and cyclists
671 have access to the whole street, not just sidewalks, and where motorists and other
672 users share the street without boundaries); rumble strips or speed tables; and bulbed
673 intersections. Traffic-calming methods shall be subject to review and approval of
674 the Department of Engineering.

675 15.5 Subdivisions consisting of fifteen (15) lots or more shall have at least two (2) points
676 of access pursuant to Section 7.28 of the UDO.

677 15.6 Along the outside curve of streets, "eyebrows" are permitted as a non-dedicated
678 public right-of-way. Eyebrows may be dedicated only upon approval by the
679 Department of Engineering. An "eyebrow" shall be included for purposes of
680 calculating a Lot's Street Frontage.

681 15.7 The rear or side façade of Dwellings on lots located adjacent to an arterial, parkway
682 or collector street as designated on the Transportation Plan may face such
683 thoroughfare provided the subdivision complies with the perimeter landscaping
684 provisions set forth in Section 11.4 of this Ordinance and that the Dwelling
685 complies with the applicable architectural standards set forth in Section 7 of this
686 Ordinance.

687 15.8 Double frontage lots (through lots) shall only be permitted for lots within the
688 District's interior and shall not be permitted for lots along the perimeter of the
689 District. In the case of a through lot, a non-access easement shall be provided along
690 the appropriate lot frontage.

691 15.9 Rear Lanes shall be permitted within the District and shall be subject to the
692 following standards: (i) A Rear Lane shall be a perpetual easement or private way
693 and shall not be dedicated to the public unless constructed to the City's standards
694 prior to acceptance of dedication by the City; and (ii) Curbing is not required except
695 at corners of intersections with other street types. At such corner locations, curbing
696 shall be required for the corner radius ending at the intersection point of the radius
697 and the path or sidewalk paralleling the intersecting street. A concrete apron may
698 serve as point of termination for the curb.

699 15.10 In order to minimize the disturbance to drainage, floodplains, preservation areas
700 and areas with geographical constraints: (i) the maximum cul-de-sac length shall

701 not exceed eight hundred (800) feet; and (ii) cul-de-sacs shall terminate in a circular
702 right-of-way with a minimum radius of fifty (50) feet.

703 15.11 The minimum centerline radius shall be one hundred (100) feet for cul-de-sacs and
704 one hundred and fifty (150) feet for all other internal roadways. Cul-de-sacs shall
705 not qualify as a street jog; however, the minimum centerline offset from a cul-de-
706 sac to a roadway shall be one hundred (100) feet.

707 15.12 The drainage design for the District shall accommodate detention volume for: (i)
708 the fully developed site; (ii) fifty percent (50%) of the fully developed thoroughfare
709 plan right-of-way for the Real Estate's perimeter road frontages of Spring Mill
710 Road; (iii) one hundred percent (100%) of the fully developed thoroughfare plan
711 right-of-way for the Real Estate's remaining perimeter road frontages and (iv) the
712 anticipated fully developed detention volume for parcel 17-09-34-00-00-020.000
713 (Cunningham property).

714 15.13 Low Impact Development (LID) techniques shall be permitted as an environmental
715 system to help attain water quality standards in conjunction with development of
716 the storm water conveyance plan for the District. Examples of permitted systems
717 include the use of bioswales, bioretention, rain gardens and/or permeable pavers.

718 15.14 Section 7.13 (Flood Hazard Standards) of the UDO shall apply, where it would
719 otherwise be applicable, to the District's floodplain areas. With respect to
720 floodplain areas of the District and subject to approval by the County Surveyor's
721 Office, filling shall be permitted, provided that mitigated floodplain storage is
722 provided at a ratio of three (3) to one (1). Filling shall be permitted to accommodate
723 vehicular and pedestrian crossings as well as accommodate pedestrian trails and
724 other passive recreational amenities.

725 15.15 A wetland delineation for the Real Estate shall be provided to the Engineering
726 Department as a part of the DP approval process.

727 15.16 Subject to approval by County Surveyor's Office, stormwater runoff generated
728 within floodplain areas in the District shall be exempted from discharge limits
729 outlined in the City's Stormwater Technical Standards Manual.

730 15.17 Subdivision retention ponds should be naturalistic in design (e.g., not square or
731 rectangular in shape) and landscaped with native vegetation along a minimum of
732 fifty percent of the lake bank. Methods to prevent pond stagnation and natural water
733 filtration and aeration methods should be considered. These methods, including the
734 aeration of ponds, shall be reviewed on an individual basis with the Engineering
735 Department to determine if such a system is warranted and appropriate.

736 15.18 Subject to Section 12.5 of this Ordinance, no drainage easement or a combination
737 drainage and utility easement shall be located within a tree preservation easement.
738 Landscaping within drainage easements shall be permitted, except within five (5)
739 feet of a swale's flowline and ten (10) feet from a storm sewer pipe; however, such

740 landscaping may be at risk subject to the drainage easement's provisions for
 741 removal and subject to the property's Declaration(s) of Covenants for replacement.

742 15.19 Stormwater quality/quantity treatment may be constructed in Open Space and
 743 within the public rights-of-way; however, any detention or water quality measures
 744 within the public right-of-way shall first be approved by the Department of
 745 Engineering. To this extent, natural drainage corridors should be used to the fullest
 746 extent reasonable and stormwater should be conveyed in open channels rather than
 747 an enclosed storm sewer system wherever practical. The natural drainage corridors
 748 should be preserved with Building setbacks. Maintenance of any detention / water
 749 quality features installed by the Developer, its successors or assigns in the public
 750 right-of-way shall be maintained by the Developer and subsequent property
 751 owners' association, or lot owners within the Real Estate in perpetuity. The City
 752 shall not be responsible for the maintenance of such facilities.

753 15.20 Stormwater detention facility designs shall incorporate a 5:1 slope surrounding the
 754 pond extending ten (10) feet into the pond from the normal pool line and without
 755 safety ledges, pursuant to the Hamilton County Drainage Standard Details (Option
 756 3).

757 15.21 Stormwater detention facility access from the public right-of-way shall be provided
 758 by a twenty (20) foot wide easement. The 5:1 slope around the pond shall serve as
 759 the access to the pond without requiring ramps.

760 15.22 No minimum water area for stormwater detention facilities with permanent pools
 761 or containing permanent lakes shall be required, rather, the size of each facility shall
 762 be determined by the calculated capacity required for the post-developed basin area
 763 and that can maintain the minimum required cross section and depth. See also
 764 Section 14.15 of this Ordinance. The extent of the water area shall be approved by
 765 the Engineering Department. Additional measures to offset potential water quality
 766 issues due to proposed water area sizes may be required, such as pond diffuser
 767 aerators.

768 15.23 A minimum twenty (20) foot wide stormwater easement shall be permitted for any
 769 easement containing an eighteen (18) inch diameter pipe or smaller and/or no pipe.
 770 Approval of this width is contingent on the approval of the Engineering
 771 Department, on a case by case basis. The City's Stormwater Technical Standards
 772 Manual minimum easement size shall apply in all other instances, including
 773 emergency overflow swales and bypass storm drainage.

774 15.24 All new channels, drain tiles equal to or greater than twelve (12) inches in diameter,
 775 inlet and outlet structures of detention and retention ponds, and appurtenances
 776 thereto as required by the City's Stormwater Technical Standards Manual, that are
 777 installed in subdivisions requiring a stormwater management permit from the City
 778 of Carmel shall be contained within a minimum twenty (20) feet of drainage
 779 easement (10 feet from centerline on each side) and shown on the recorded plat.

780 New drain tiles refer to all sub- surface stormwater piping, tubing, tiles, manholes,
781 inlets, catch basins, risers, etc.

782 15.25 Double sanitary sewer laterals are proposed in a common trench where laterals
783 cross streets and a single water lateral to a double meter pit on alternating lot lines.
784 These shall be reviewed and approved at the time of development plan approval,
785 subject to approval by the Department of Engineering and the applicable utility
786 company.

787 15.26 Monuments and Markers. Monuments and markers shall be set by the subdivider
788 as herein required. Said monuments and markers shall be placed so that the marked
789 point shall coincide exactly with the intersection of lines to be marked and shall be
790 set so that the top of the monument or marker is level with the finished grade.

791 A. Perimeter boundary monuments shall consist of capped rebars with
792 minimum dimensions of twenty-four (24) inches in length and 5/8-inch in
793 diameter. Said monuments shall be set:

794 (i) At the intersections of all lines forming angles in the boundary of
795 the subdivision.

796 (ii) At the intersections of all lines forming angles in the boundary of
797 the section, if the subdivision is platted by sections.

798 B. Monuments to be placed in streets shall be of aluminum, twelve (12) inches
799 in length, one-half-inch (½") minimum diameter with one and one-half-inch
800 (1½") minimum diameter head, set vertically in place. Said monuments
801 shall be set:

802 (i) At the intersection of all street centerlines.

803 (ii) At the beginning and ending of all curves along street centerlines.

804 C. Any section, half section or quarter section monument located in a street
805 shall be re-established by the Hamilton County Surveyor and shall be
806 provided with an Indiana State Highway Department standard monument
807 box.

808 D. Markers shall consist of capped rebars with minimum dimensions of
809 twenty-four (24) inches in length and 5/8-inch in diameter. Said markets
810 shall be set at all lot corners and bends in property lines.

811 E. The subdivider shall submit two (2) copies of the plat of the subdivision
812 indicating the placement of all monuments and markers installed or
813 existing. Said plat shall be certified by a Registered Land Surveyor, in
814 accordance with State Statutes and licensed to do business in the State of
815 Indiana and approved by the Commission.

- 15.27 No construction traffic shall enter or exit the site from Otto Lane. Developer shall post signs to such effect at the intersection of Springmill Road and Hamlet Boulevard and Otto Lane and Hamlet Boulevard. Developer shall ensure all construction material from its contractors' activities is kept on the site in a neat and orderly fashion. Developer shall also include provisions within homebuilders' contracts that require builders to (i) maintain their construction site in a neat and orderly manner, (ii) providing appropriate construction debris containers, (iii) clean-up any materials that are disbursed through the site due to wind or other cause and (iv) clean the streets of any mud or dirt from their construction activities.

Section 16. Owners' Association and Declaration(s) of Covenants.

- 16.1 Declarations of Covenant(s) shall be prepared by the Master Developer and recorded with the Recorder of Hamilton County, Indiana. There may be multiple Declaration(s) of Covenants applicable to different portions of the Real Estate, and multiple corresponding Owners' Association(s).
- 16.2 Owners' Association(s) shall be established and responsible for the ongoing upkeep and maintenance of any privately-owned common grounds, structures, signs, etc., as outlined in the association documents and any other specific development improvements noted as their responsibility in this Ordinance.
- 16.3 The Declaration(s) of Covenants for the District shall include a statement substantially similar to the following: "No person, group of persons or entity, other than the Developer, shall own more than one (1) Attached Dwelling."
- 16.4 The Declaration(s) of Covenants shall establish a Design Review Committee ("DRC"). The organization and procedures of the DRC shall be set forth in the Declaration(s) of Covenants. There may be a separate DRC for each Owners Association(s) or a single DRC for multiple Owners' Association(s). The DRC shall be established to review and approve all proposed residential development within the District, as well as any proposed changes to an existing Dwelling. Therefore, a letter of support from the DRC shall accompany any City of Carmel Building Permit application for the construction or modification of a structure.
- 16.5 Owners Association(s) Reserve Fund. The Owners Association(s) shall establish and maintain a reserve account separate from its operating account to fund replacement and repair of common area improvements (e.g., pools, community buildings, furniture, pathways, entry monuments, wall, fencing, landscaping) and the Declaration(s) of Covenants shall provide the funding mechanisms through homeowner dues, assessments or other means to adequately fund the projected repair and replacement costs over time based upon the expected useful life of all major common improvements.

Section 17. Development Plan Approval.

- 17.1 Approval or Denial of Plats and Final Development Plan.

- 855 A. With respect to any portion of the Real Estate other than the areas on which
856 lots are developed for Single-Family Dwellings, the platting into smaller
857 sections shall be permitted, but shall not be required in order to divide the
858 Real Estate into smaller areas for purposes of conveying title to a parcel or
859 creating separate tax parcels. The creation of smaller parcels for the purpose
860 of conveying title or creating separate tax parcels shall not create property
861 lines to which setbacks or any other standards of this Ordinance shall be
862 applied, provided that development of the parcels shall conform to an
863 approved Development Plan.
- 864 B. Primary (preliminary) and secondary (final) platting shall be required with
865 respect to any portion of the Real Estate on which lots are developed for
866 Single-Family or Two-Family Dwellings. All secondary plats for any
867 portion of the Real Estate shall be approved administratively by the
868 Department and shall not require a public hearing before the Plan
869 Commission, so long as the proposed secondary plat substantially conforms
870 to the approved primary plat.
- 871 C. No ADLS Approval shall be required with respect to Single-Family or Two-
872 Family Dwellings and associated accessory dwellings, accessory structures,
873 landscaping, lighting, and signage. All Buildings and associated parking,
874 landscaping, lighting and signage for Multiple-Family Dwellings,
875 Townhouses, and Commercial Buildings shall require DP/ADLS Approval.
- 876 D. If there is a Substantial Alteration in the approved DP/ADLS or primary
877 plat, review and approval of the amended plans shall be made by the Plan
878 Commission, or a committee thereof, pursuant to the Plan Commission's
879 Rules of Procedure. Minor Alterations and Material Alterations may be
880 approved by the Director.
- 881 E. The Director shall have the sole and exclusive authority to approve without
882 conditions, approve with conditions, or disapprove the final Development
883 Plans and/or Secondary Plats (collectively, the "FDP") for the Real Estate;
884 provided, however, that approval shall not be unreasonably withheld or
885 delayed if the FDP is in substantial conformance with the corresponding
886 approved DP/ADLS and/or primary plat and is in conformance with the
887 Development Requirements. If the Director disapproves any FDP, the
888 Director shall set forth in writing the basis for the disapproval and schedule
889 the request for approval of the FDP for a hearing before the full Plan
890 Commission.
- 891 17.2 Master Developer and Design Review Committee Consent.
- 892 A. A written consent by the Master Developer or its assigns shall accompany
893 any permit or approval request pertaining to the Real Estate by a Developer,
894 user, owner, or tenant. Permits or approvals may include, but are not limited
895 to:

- 896 (i) Improvement Location Permit for any improvements within the
897 District;
- 898 (ii) Sign permit for any signs within the District;
- 899 (iii) Building permits for any Buildings within the District;
- 900 (iv) DP/ADLS, or primary or secondary plat approval for any part of the
901 District; and
- 902 (v) Any text amendment or other variations to the terms and conditions
903 of this Ordinance (e.g., request for a modification to Development
904 Requirements).
- 905 B. A letter of support for construction or modification of a residential structure
906 from the Design Review Committee shall accompany any building permit
907 application.

908 **Section 18. Violations and Enforcement.**

- 909 18.1 The enforcement of any violations of this Ordinance, including violations of
910 conditions and safeguards established in connection with the granting of subsequent
911 variances, special uses or Development Plan approvals, shall be subject to and
912 governed by the authority and procedures set forth in the UDO, including Article
913 10 of the UDO, which shall apply.
914
915
916
917

918 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;**
919 **EXHIBIT PAGES FOLLOW.]**

920

921	<u>Section 19.</u>	<u>Schedule of Exhibits.</u>
922	<u>Exhibit A</u>	Real Estate
923	<u>Exhibit B</u>	Conceptual Plan
924	<u>Exhibit C</u>	Use Table
925	<u>Exhibit D</u>	Detached Residential Architectural & Design Standards
926	<u>Exhibit E</u>	Attached Residential Architectural & Design Standards
927	<u>Exhibit F</u>	Neighborhood Commercial Architectural & Design Standards
928	<u>Exhibit G</u>	Empty-Nester / Active Adult Standards for Single-Family Homes
929	<u>Exhibit H</u>	Character Exhibits
930	<u>Exhibit H-1</u>	Open Space Character Images
931	<u>Exhibit H-2</u>	Residential Character Images - Single-Family Homes
932	<u>Exhibit H-3</u>	Residential Character Images - Townhomes
933	<u>Exhibit H-4</u>	Neighborhood Commercial Character Images
934	<u>Exhibit H-5</u>	Signage & Monumentation Character Images
935	<u>Exhibit I</u>	Conditions to Enactment of Ordinance Z-653-20
936		

EXHIBIT A | REAL ESTATE

LEGAL DESCRIPTION

The land referred to in this Commitment, situated in the county of Hamilton, state of Indiana, is described as follows:

Part of the Southeast Quarter of Section 34, Township 18 North, Range 3 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence South 89 degrees 37 minutes 50 seconds West (assumed bearing) a distance of 630.77 feet along the South line of said Southeast Quarter to a Southwest corner of the 1.84 acre parcel owned by Emma Lou Cunningham et al as recorded in Inst. No. 2014-030597, in the Office of the Recorder, Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence South 89 degrees 37 minutes 50 seconds West a distance of 440.00 feet along said South line to Southeast corner of the land owned by James E. Noland Jr. et ux as recorded in Inst. No. 91-030071, in said Recorders Office; thence North 00 degrees 11 minutes 07 seconds East a distance of 986.00 feet along the East line said land described in Inst. No. 91-030071 to the Southwest corner of the 0.138 acre parcel owned by Billy Creek Associates, L.P. as recorded in Inst. No. 92-025467, in said Recorders Office; thence the next two (2) courses are along the boundary of said 0.138 acre parcel: (1) North 00 degrees 10 minutes 39 seconds East a distance of 1.65 feet; (2) North 89 degrees 22 minutes 45 seconds East a distance of 198.69 feet to a point on the South line of Common Area #28 in Jackson's Grant on Williams Creek, Section 5, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2017-054815, Plat Cabinet 5, Slide 758, in said Recorders Office; thence South 89 degrees 39 minutes 47 seconds East a distance of 824.62 feet along said South line to the West line of the 1.141 acre parcel owned by City of Carmel as recorded in Deed Inst. No. 2012-022601, in said Recorders Office; thence the next four (4) courses are along the boundary of said 1.141 acre parcel: (1) South 00 degrees 20 minutes 09 seconds West a distance of 841.94 feet; (2) South 52 degrees 41 minutes 59 seconds West a distance of 127.20 feet; (3) South 81 degrees 05 minutes 59 seconds West a distance of 101.12 feet; (4) South 86 degrees 37 minutes 17 seconds West a distance of 189.40 feet to the East line of said 1.84 acre parcel; thence the next two courses are along the boundary of said 1.84 acre parcel: (1) North 00 degrees 20 minutes 14 seconds East a distance of 384.29 feet; (2) South 89 degrees 38 minutes 20 seconds West a distance of 192.31 feet along the North line and the North line prolonged of said 1.84 acre parcel to a corner of the 12.422 acre parcel (Parcel 1) owned by Billy Creek Associates as recorded in Inst. No. 92-022718, in said Recorders Office; thence South 00 degrees 11 minutes 07 seconds West a distance of 419.37 feet along an East line of said 12.422 acre parcel to the place of beginning, containing 20.728 acres, more or less.

EXHIBIT B | CONCEPTUAL PLAN

974



975

EXHIBIT C | USE TABLE

P = Permitted Use A = Accessory Use SU = Special Use “Blank” = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Residential Uses			
Single-Family Dwelling	P	P	
Two-Family Dwelling		P	
Multiple-Family Dwelling		P	
Apartments			
Townhouses		P	P
Accessory Dwelling	P	P	P
Mobile Home Court			
Attached Dwelling		P	P
Home Occupation	A	A	P
Residential Kennel	A	A	
Bed & Breakfast Inn			P
Model Home	P	P	
Guest House	A		
Bona Fide Servants Quarters	A	A	
Boarding or Lodging House			
Nursing/Retirement/Convalescent Facility			
Private Swimming Pool, etc.	A		
Office Uses			
Clinical or Medical Health Center			P
Research Laboratory or Facility			
General Offices			P
Professional Offices			P
Hospice			
Training Facility			
Medical Offices			P
Institutional Uses			
Church, Temple, or Place of Worship	SU	SU	P
Hospital			
Library			P
Penal or Correctional Institution			
Post Office			P
Power Generating Plant			
Public Service Facility	P	P	P

EXHIBIT C | USE TABLE

P = Permitted Use A = Accessory Use SU = Special Use “Blank” = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Commercial Sewage or Garage Disposal Plant			
Water Management & Use Facility			
Educational Uses			
School, Trade or Business			P
College or University			P
Day Nursery or Daycare			P
Kindergarten/Preschool			P
School of General Elementary or Secondary Education			P
Retail and Service Uses			
General Retail Sales			P
Lumber/Building Materials Sales (Enclosed)			
General Personal Services			P
Automobile Service Station			
Automobile/Boat Sales			
Automobile/Truck Repair (Indoor)			
Manufactured Housing Sales			
Car Wash			
Commercial Kennel			
Dry Cleaning Establishment (w/on-site plant)			
Dry Cleaning Establishment (w/o on-site plant)			P
Equipment Sales/Repair (Indoor)			P
Financial Institution			P
Automated Teller Machine (ATM), Walk-Up Only			P
Food Stand			P
Funeral Home, Mortuary, Crematory			
Roadside Sales Stand			
Self-Service Laundry			

EXHIBIT C | USE TABLE

P = Permitted Use A = Accessory Use SU = Special Use “Blank” = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Sexually Oriented Business			
Tattoo Studio			
Veterinary Hospital (w/ Commercial Kennel)			
Veterinary Hospital (w/o Commercial Kennel)			
Wholesale Sales			
Cultural and Entertainment Uses			
Art Gallery			P
Art & Music Center			P
Carnivals, Fairs, Circuses, etc.			SU
Hotel			
Hotel (full service)			
Indoor Theater			
Outdoor Theatre			
Catering Establishment			P
Restaurant (w/o drive thru food sales)			P
Restaurant (w/ drive thru food sales)			
Meeting or Party Hall			
Museum			P
Stadium or Coliseum			
Tavern/Night Club			
Industrial Uses			
Borrow Pit/Top Soil Removal & Storage			
Heavy Industrial			
Sanitary Landfill, Junk Yard, Salvage Yard			
Light Industrial			
Storage and/or Warehousing, Indoor			
Storage and/or Warehousing, Outdoor			
Storage or Sale of Petroleum Products			
Coke Ovens, Brick Yards, Kilns, Open Hearth, or Blast Furnace			
Light Manufacturing			

EXHIBIT C | USE TABLE

P = Permitted Use A = Accessory Use SU = Special Use “Blank” = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Mineral, Sand, or Gravel Extraction Operations			
Printing/Publishing Establishment			
Storage or Distribution Facility			
Wholesale Facility			
Heavy Manufacturing			
Agricultural Uses			
Commercial Greenhouse			
Raising/Breeding of Non-Farm or Exotic Animals			
Feed Store			
Plant Nursery	SU	SU	
Grain Elevator			
General or Urban Agriculture (Farm)	P	P	
Horse Farm			
Recreational Uses			
Commercial Recreational Facility, Indoor			P
Commercial Recreational Facility, Outdoor			
Community Amenities	P	P	P
Community Center	P	P	P
Country Club	SU		
Golf Course			
Health/Fitness Facility			
Open Space	P	P	P
Private Club or Lodge			
Private Recreational Facility			P
Riding Stable			
Park, Public	P	P	P
Shooting Gallery (indoor or outdoor)			
Miscellaneous			
Artificial Lake or Pond	P	P	P
Cemetery			
Historic Site			
Temporary Uses			
Construction Facility	P	P	P

EXHIBIT C | USE TABLE

P = Permitted Use A = Accessory Use SU = Special Use “Blank” = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Display, Outdoor			
Model Home	P	P	P
Sales, Outdoor			
Sales, Seasonal Outdoor			
Special Event, Outdoor	P	P	P
Transportation and Communication Uses			
Antenna ¹	SU	SU	SU
Collocated Antenna	P	P	
Radio and/or Television Studio			
Radio/Television Transmission Antenna			
Radio/Television Transmission Tower			
Tower			
Wireless Telecommunication Antenna			SU
Wireless Telecommunication Service Tower			
Motor Bus or Railroad Passenger Station			
Private Airplane Landing/Service Facility			
Private Helicopter Landing/Service Facility			
Commercial Parking Lot			
Private Parking Area	A	A	A
Truck Stop			

¹ If visually integrated with or camouflaged on or within a structure other than a tower (such as a chimney stack, church spire, light standard, monument, power line support, or water tower).

**EXHIBIT D | DETACHED RESIDENTIAL
ARCHITECTURAL & DESIGN STANDARDS**

- 981 **Section 1.** **Character Exhibits.** Character illustrations indicating conceptually the intended
982 architecture and appearance of Dwellings are provided in the Character Exhibits.
- 983 **Section 2.** **Exterior Building Materials.** Permissible materials include the following: (i)
984 Brick; (ii) Cedar; (iii) Stone; (iv) Stucco; (v) EIFS or dryvit; (vi) Architectural
985 metals, such as copper or Cor-Ten; and (vii) Fiber cement. Vinyl and aluminum
986 siding shall be prohibited. Stucco, EIFS, and dryvit shall only be used a minimum
987 of eight (8) feet above grade and/or limited to trim or accent areas.
- 988 2.1 **Masonry Requirements.** The following shall apply:
- 989 A. Dwellings located on a Lot adjacent to the perimeter of the Real Estate shall
990 be required to have Masonry as an exterior siding material on all facades in
991 an amount equivalent to the first floor surface area (exclusive of windows,
992 doors, and other openings).
- 993 B. Dwellings shall be required to have Masonry as an exterior siding material
994 on the front façade in an amount equivalent to the first floor surface area
995 (exclusive of windows, doors and other openings) of the front façade. This
996 requirement may be modified for a Dwelling with a Historical Architectural
997 Style, as determined by the Department.
- 998 C. All Dwellings shall have at least a Masonry water table a minimum of
999 eighteen (18) inches tall above grade on all facades. No exposed foundation
1000 shall be permitted.
- 1001 D. All exterior chimneys shall be constructed of Masonry. This does not apply
1002 to direct vent or interior fireplaces which protrude through the roof.
- 1003 **Section 3.** **Rooflines.**
- 1004 3.1 Permissible roof materials shall include architectural-grade, dimensional shingles;
1005 clay; slate; wood shingles; wood shakes; and metals. Green roofs are encouraged,
1006 as are recycled materials. Three-tab shingles shall not be permitted.
- 1007 3.2 A twelve (12) inch overhang on all eaves, as measured from the framing and not
1008 including gutters, is required.
- 1009 3.3 If dormers are used, at least one (1) window or decorative louver per dormer is
1010 required. Dormers and gables must have details such as attic bands, windows,
1011 and/or decorative attic vents.
- 1012 3.4 Ridge vents shall be required.
- 1013 3.5 Minimum roof slope shall be 6 (vertical units): 12 (horizontal units) for primary
1014 roofs. Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower
1015 pitch.

**EXHIBIT D | DETACHED RESIDENTIAL
ARCHITECTURAL & DESIGN STANDARDS**

Section 4. Windows.

4.1 Habitable rooms, such as bedrooms and living rooms, shall have operable windows with screens to take advantage of natural cross-ventilation. Two story homes shall have a minimum of three (3) windows per façade. A minimum of two (2) windows shall be located on the first level and a minimum of one (1) window shall be located on the second level. Single story homes shall have a minimum of two (2) windows per facade on the first level. Required windows shall each be a minimum of four (4) square feet in total size. A vent may be substituted for a window on a gable. Additionally, homes on the lots marked with an asterisk on the Conceptual Plan below (the “Homes”), shall provide at least one (1) item from the following list on the side of the Home adjacent to a common area or street:

- A. an additional window,
- B. a vent in the attic gable end,
- C. two different types of siding,
- D. first floor masonry,
- E. a garage service door with window, or
- F. a corner break on the side elevation, and

the garage door(s) of the Homes shall not be visible directly from the main east west street nor from any adjacent common area.

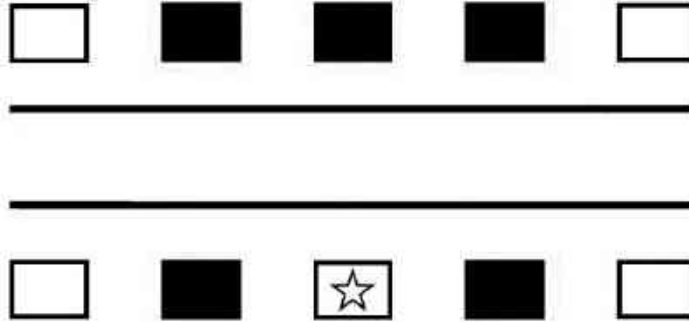


**EXHIBIT D | DETACHED RESIDENTIAL
ARCHITECTURAL & DESIGN STANDARDS**

- 1036 4.2 Windows shall be wood, vinyl-clad wood, vinyl, aluminum-clad wood, or painted
1037 metal.
- 1038 4.3 All windows shall be fully framed and trimmed unless adjacent to shutters or set
1039 into a masonry plane. Window trim shall be a minimum of nominal one (1) by four
1040 (4) inch size.
- 1041 4.4 Shutters shall match in size the windows they are intended to cover.
- 1042 **Section 5. Garage Placement & Doors.**
- 1043 5.1 All garages shall be designed as an integral part of the architecture of the dwelling,
1044 with regards to materials, trim, and detail. Detached garages shall incorporate
1045 compatible massing and scale with regards to the primary residence.
- 1046 5.2 A minimum two (2) car garage shall be required per Dwelling.
- 1047 5.3 Pursuant to Section 5.02 of the UDO, the combined square footage of the Ground
1048 Floor Area of a Private Garage and/or Accessory Building shall not exceed seventy-
1049 five (75) percent of the Ground Floor Area of the Principal Building, except that a
1050 detached garage, which is the only Accessory Building on the lot, may equal the
1051 maximum dimensions of twenty-four (24) by thirty (30) feet provided that the
1052 Ground Floor Area of the garage is less than or equal to the Ground Floor Area of
1053 the Principal Building.
- 1054 5.4 Garages shall be side-, rear-, or court-loading on lots greater than ninety (90) feet
1055 in width.
- 1056 5.5 Lots smaller than ninety (90) feet in width shall be permitted to have front- loading
1057 garages; however, the front facing garage door width shall be no more than forty-
1058 eight percent (48%) of the total front façade width. The garage wall and door of a
1059 front-load garage shall be offset a minimum of six (6) feet from the front of the
1060 porch or the primary front facade of the house, if no porch is present. Covered
1061 entryways less than eight (8) feet in width shall be considered stoops and shall not
1062 be considered porches for the application of this section.
- 1063 5.6 Garage doors shall have raised panels or other decorative panels (e.g., window
1064 panels, carriage style panels, and decorative hardware). All front-loading garage
1065 doors shall: (i) be insulated or solid; (ii) have raised panels or other decorative
1066 panels (e.g., window panels, carriage style panels, and decorative hardware); and
1067 (iii) be painted to match the Dwelling's trim or siding color.
- 1068 **Section 6. Chimneys.**
- 1069 6.1 Full-height chimneys are required when exterior fireplaces are present. Shed- style
1070 or cantilevered chimneys shall only be permitted on the rear elevation of homes
1071 with basements.

1072	6.2	Direct vent chimneys shall be permitted.
1073	<u>Section 7.</u>	<u>Entryways & Porches.</u>
1074	7.1	Porches and/or entryways shall be clearly defined and shall be visible as the main
1075		focus of the front façade.
1076	7.2	Porches and/or entryways shall be delineated by such elements as pilasters,
1077		sidelights, columns, railings, etc.
1078	7.3	Homes of craftsman architectural style and other homes designed with covered
1079		front porches eight (8) feet in width or greater shall have an area six (6) feet in depth
1080		and eight (8) feet wide and a minimum area of 48 square feet , to allow sufficient
1081		room for furniture. Homes without porches as described above shall be of an
1082		architectural style such as Classical, Greek Revival, Colonial Revival, French
1083		Eclectic and Tudor that commonly do not include front porches. However, such
1084		homes shall include a stoop of a minimum of five (5) feet wide and four (4) feet
1085		deep and a minimum area of 20 square feet.
1086	7.4	Porches & entryways shall be in scale with the rest of the house and shall be
1087		architecturally appropriate.
1088	7.5	A sidewalk shall directly link from the public sidewalk to the front porch or stoop.
1089		Homes with courtyard garages where the driveway abuts the front porch or stoop,
1090		homes with circular driveways or in cases where physical impediments make it
1091		impractical are exceptions from this requirement.
1092	<u>Section 8.</u>	<u>Driveways.</u> Driveways shall be concrete, stamped concrete, brick, porous concrete,
1093		or stone or pervious pavers. If a roadway is curbed, then the portion of the driveway
1094		within the public right-of-way shall be concrete pursuant to Carmel City Code §6-
1095		227(h)(6).
1096	<u>Section 9.</u>	<u>Streetscape Diversity.</u> Neighborhoods shall promote streetscape diversity through
1097		varied elevations; the same Building elevation shall not be constructed for one (1)
1098		lot on each side of the subject lot on the same side of the street and for three (3) lots
1099		across the street from the subject lot. (Please refer to the illustration below.)
1100		

EXHIBIT D | DETACHED RESIDENTIAL
ARCHITECTURAL & DESIGN STANDARDS



1101

1102 **Section 10.** **Corner Breaks.** Each Dwelling shall have a minimum of two (2) corner breaks on
1103 the front and rear façades (in addition to the outside corners of the Dwelling). The
1104 inside and outside corners of a covered porch or the inside and outside corners of
1105 any projection with a height of no less than six (6) feet shall count toward this
1106 requirement.

**EXHIBIT E | ATTACHED RESIDENTIAL
ARCHITECTURAL & DESIGN STANDARDS**

- 1107 **Section 1.** **Character Exhibits.** Character illustrations indicating conceptually the intended
1108 architecture and appearance of Dwellings are provided in the Character Exhibits.
- 1109 **Section 2.** **Site Design.**
- 1110 2.1 The site design shall be context-sensitive with regards to existing natural features.
- 1111 2.2 Site access and internal circulation shall promote safety, efficiency, and
1112 convenience.
- 1113 2.3 On-street parking shall be permitted on the Real Estate's internal streets and drives.
- 1114 2.4 Townhouses will be designed for active-adult/empty-nesters and young
1115 professionals to provide for a wide variety of options, encourage neighborhood
1116 diversity and to create diversity in architecture and Building scales.
- 1117 2.5 Multi-story Buildings shall have a variable orientation and/or varied front setback
1118 along Spring Mill Road.
- 1119 2.6 No attached dwellings shall be permitted within 200' of the western property line
1120 nor within 200' of the 116th Street ROW west of parcel 17-09-34-00-00-020.000
1121 (Cunningham Property).
- 1122 2.7 A sidewalk shall directly link from the public sidewalk to the front porch or stoop.
- 1123 **Section 3.** **Building Design and Mass.**
- 1124 3.1 No more than five (5) Dwellings attached shall be permitted per Building.
- 1125 3.2 Buildings shall be compatible with their surroundings with regards to height, mass,
1126 roof pitch, and scale. Buildings of varying sizes and styles are encouraged to
1127 provide for a variety of housing types and to create diversity in architecture and
1128 building scales.
- 1129 3.3 Buildings shall provide visual interest, through the use of details, trim, and a variety
1130 of materials. Please refer to Exhibit I-3 for Character Images.
- 1131 3.4 Entryways shall be visually distinct. Individual entries, porches, balconies and/or
1132 outdoor spaces are encouraged on the front and/or rear of the Buildings to add
1133 visual interest and provide a transition between the public, common areas of the
1134 Building and the private areas.
- 1135 3.5 Walls shall not have unbroken planes greater than sixty (60) feet in length. Units
1136 within Buildings may be differentiated by plane and material changes, and separate
1137 entrances.

**EXHIBIT E | ATTACHED RESIDENTIAL
ARCHITECTURAL & DESIGN STANDARDS**

1138 3.6 Mechanical equipment shall be screened with landscaping to minimize the visibility
1139 of the equipment while still allowing for the equipment to properly ventilate and
1140 function.

1141 **Section 4.** **Exterior Building Materials.** Exterior materials shall be durable and of high
1142 quality, such as Masonry, face brick and stone, architectural metals (e.g., copper or
1143 Cor-Ten), and high-quality siding of wood or fiber-cement. Materials such as thin
1144 layer synthetic stucco or EIFS products should only be used a minimum of eight
1145 (8) feet above grade, unless otherwise approved by the Plan Commission as
1146 appropriate for the proposed architectural style. Vinyl and aluminum siding shall
1147 be prohibited.

1148 4.1 Attached Residential Masonry Requirements. All Attached Residential Buildings
1149 shall be required to have Masonry as an exterior siding material on all facades in
1150 an amount equivalent to the first floor facade (exclusive of windows, doors, and
1151 other openings).

1152 **Section 5.** **Rooflines.**

1153 5.1 Roof forms shall harmonize with the architectural style of the Building.

1154 5.2 Permissible materials shall include architectural-grade, dimensional shingles; clay;
1155 slate; wood shingles; wood shakes; and metals. Green roofs are encouraged, as are
1156 recycled materials. Flat roofs with rubber membrane or other appropriate material
1157 are permissible. Three-tab shingles shall not be permitted unless otherwise
1158 determined by the Director or Plan Commission to be appropriate with the proposed
1159 architectural style at the time of development plan approval.

1160 5.3 Rooflines shall not have unbroken lines greater than sixty (60) feet in length.

1161 5.4 Flat roofs shall be permitted; however, if pitched roofs are incorporated, then the
1162 minimum roof slope shall be 6 (vertical units): 12 (horizontal units) for primary
1163 roofs. Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower
1164 pitch.

1165 **Section 6.** **Windows.**

1166 6.1 There shall be a minimum of two (2) windows per exposed facade, per level. Half
1167 stories are permitted to have one (1) window. Required windows shall each be a
1168 minimum of four (4) square feet in total size. A vent may be substituted for a
1169 window on a gable.

1170 6.2 Windows shall be wood, vinyl-clad wood, vinyl, aluminum-clad wood, or painted
1171 metal.

**EXHIBIT E | ATTACHED RESIDENTIAL
ARCHITECTURAL & DESIGN STANDARDS**

- 1172 6.3 All windows shall be fully framed and trimmed unless adjacent to shutters or set
1173 into a masonry plane. Window trim shall be a minimum of nominal one (1) by four
1174 (4) inch size.
- 1175 6.4 If used, shutters shall match in size the windows they are intended to cover.
- 1176 6.5 Skylights and light wells in internal corridors are encouraged when practical.
- 1177 6.6 Windows should be staggered to preserve privacy.
- 1178 6.7 Additionally, the end units on buildings with side elevations adjacent to a public
1179 street, shall provide at least one (1) item from the following list on the side of the
1180 Townhome adjacent to the street:
- 1181 A. two (2) additional windows (a decorative vent in a gable end may
1182 be substituted for a window),
1183 B. two different types of siding materials,
1184 C. a bay or bump-out window,
1185 D. a corner break on the side elevation,
1186 E. full masonry on the side.
- 1187 6.8 The rear of the units shall have a minimum of two (2) windows and one of the
1188 following features:
- 1189 A. garage door windows (if not used for Section 7),
1190 B. offset horizontal plane,
1191 C. full masonry,
1192 D. two different types of siding material.
- 1193 **Section 7.** **Garage Placement & Doors.** All garage doors shall: (i) be insulated or solid; (ii)
1194 have raised panels or other decorative panels (e.g., window panels, carriage style
1195 panels, and decorative hardware); and (iii) be painted to match the Dwelling's trim
1196 or siding color.
- 1197 **Section 8.** **Corner Breaks.** Each Dwelling shall have a minimum of two (2) corner breaks on
1198 the front and rear façades (in addition to the outside corners of the Dwelling). The
1199 inside and outside corners of a covered porch or the inside and outside corners of
1200 any projection with a height of no less than six (6) feet shall count toward this
1201 requirement.
- 1202 **Section 9.** **Streetscape Diversity.** Neighborhoods shall promote streetscape diversity through
1203 varied elevations, building materials and colors. No units within a building shall
1204 have the same combination of elevation, building material and color palate. No side
1205 by side adjacent buildings or buildings directly across the street from one another
1206 shall have the same combination of front elevation pattern, materials and color
1207 palate.

**EXHIBIT F | NEIGHBORHOOD COMMERCIAL
ARCHITECTURAL & DESIGN STANDARDS**

1208	<u>Section 1.</u>	<u>Character Exhibits.</u> Character illustrations indicating conceptually the intended
1209		architecture and appearance of Buildings are provided in the Character Exhibits.
1210	<u>Section 2.</u>	<u>Site Design.</u>
1211	2.1	The site design shall be context-sensitive with regards to existing natural features.
1212	2.2	Site access and internal circulation shall promote safety, efficiency, and
1213		convenience.
1214	2.3	Buildings abutting Springmill Road shall have finished façades facing Springmill
1215		Road.
1216	2.4	Pedestrian connectivity to the surrounding residential area shall be required.
1217	2.5	Public open space will be integrated into the site design.
1218	<u>Section 3.</u>	<u>Building Design and Mass.</u>
1219	3.1	The entire neighborhood commercial structure shall be limited to 20,000 square
1220		feet of commercial use.
1221	3.2	No individual retail tenant shall exceed 5,000 square feet.
1222	3.3	Buildings shall be compatible with their surroundings with regards to height, mass,
1223		roof pitch, and scale. No buildings shall exceed 35' in height. All commercial
1224		buildings shall be a minimum of 18' tall to top a parapet. Buildings of varying sizes
1225		and styles are encouraged to create diversity in architecture and building scales.
1226	3.4	Buildings shall provide visual interest, through the use of details, trim, and a variety
1227		of materials.
1228	3.5	Entryways shall be visually distinct. Individual entries and/or outdoor spaces are
1229		encouraged on the front and/or rear of the Buildings to add visual interest and
1230		provide a transition between the public, private and common areas of the Building.
1231	3.6	Walls shall not have unbroken planes greater than one hundred (100) feet in length.
1232		Units within Buildings may be differentiated by plane, material changes, and
1233		separate entrances.
1234	3.7	Mechanical equipment shall be screened from public view while still allowing for
1235		the equipment to properly ventilate and function. If mechanical equipment is
1236		installed on the roof, then it shall be screened by a parapet or other screening
1237		systems.
1238	<u>Section 4.</u>	<u>Exterior Building Materials.</u> Exterior materials shall be durable and of high
1239		quality, such as masonry, pre-cast concrete, concrete block, face brick, poured

EXHIBIT F | NEIGHBORHOOD COMMERCIAL
ARCHITECTURAL & DESIGN STANDARDS

1240 concrete, split face, scored split, scored smooth, or fluted masonry units, Quick
1241 Brick (brick look type Concrete Masonry Units), architectural metals (e.g., copper
1242 or Cor-Ten), and high quality fiber cement siding. Materials such as thin layer
1243 synthetic stucco or EIFS products shall only be used a minimum of eight (8) feet
1244 above grade and shall constitute less than 25% of the exterior of the building, unless
1245 otherwise approved by the Plan commission as appropriate for the purposed
1246 architectural style. Vinyl and aluminum siding shall be prohibited.

1247 **Section 5. Rooflines.**

- 1248 5.1 Roof forms shall harmonize with the architectural style of the Building.
- 1249 5.2 Permissible materials for pitched roofs shall include architectural grade,
1250 dimensional shingles, clay, slate, wood shingles, wood shakes, and metals. Rubber
1251 and other commonly acceptable materials are acceptable on flat roofs. Green roofs
1252 are encouraged, as are recycled materials. Three-tab shingles shall not be permitted.
- 1253 5.3 Rooflines shall not have unbroken lines greater than one hundred (100) feet in
1254 length.
- 1255

**EXHIBIT G | EMPTY-NESTER / ACTIVE ADULT
STANDARDS FOR SINGLE-FAMILY HOMES**

1256 **Section 1. Development Restrictions.**

- 1257 1.1 A minimum of seventy-five (75) percent of home plans to be offered shall have the
1258 master bedroom on the main floor.
- 1259 1.2 A minimum of seventy-five (75) percent of home plans to be offered shall be
1260 limited to one (1) or one and one half (1 ½) story elevations.
- 1261 1.3 Low maintenance exterior materials, in accordance with **Exhibit D**, shall be
1262 required on all homes.
- 1263 1.4 Irrigation systems shall be required to be installed, at a minimum, for the front yard
1264 of all homes.
- 1265 1.5 Creative configuration of units and the land plan to decrease maintenance, increase
1266 safety of residents and facilitate resident interaction including:
- 1267 A. Reduced front setbacks;
- 1268 B. Automatic dusk to dawn yard or coach lights on the garage;
- 1269 C. Community design which facilitates and enhances walk-ability;
- 1270 D. Proximity and interconnectedness to community services; and
- 1271 E. Proximity to common areas with amenities focused on the active adult
1272 lifestyle including walking trails, nature observation areas, sheltered
1273 gathering areas, etc.

1274 **Section 2. Declaration(s) of Covenants Provisions.**

- 1275 2.1 The Owners' Association(s) shall offer an annual contract to all homeowners for
1276 low maintenance on their lots (e.g., lawn mowing, lawn maintenance and snow
1277 removal).
- 1278 2.2 The Declaration(s) of Covenants shall include provisions that prohibit play sets,
1279 trampolines, sandboxes and mini-storage barns.

1280 **Section 3. Universal Design.** Universal Design features shall be offered by the builder to
1281 homeowners as options in all active adult homes including:

- 1282 3.1 Minimum thirty-six (36) inch wide passage doorways for the main living areas,
1283 master bedroom and master bathroom;
- 1284 3.2 Minimum nine (9) foot ceiling height in the primary living area;
- 1285 3.3 Hand rails near stairs;

**EXHIBIT G | EMPTY-NESTER / ACTIVE ADULT
STANDARDS FOR SINGLE-FAMILY HOMES**

- 1286 3.4 Minimum forty-eight (48) inch tall bathroom vanities and elevated toilets in master
1287 bathroom;
- 1288 3.5 No step threshold entry into home or an entry designed for an addition of a handicap
1289 ramp in the future without reconstruction and master shower with shower chair;
- 1290 3.6 Minimum thirty-two (32) inch wide clear opening (per ADA Accessibility
1291 Guidelines for Buildings and Facilities, sec. 4.135) doorways for exterior
1292 doorways, the main living areas, master bedroom and master bathroom;
- 1293 3.7 Master bedroom walls blocked to provide for installation of grab bars;
- 1294 3.8 Master bathrooms with the shower stall separate from the tub (if a tub is installed);
- 1295 3.9 Security system connected to EMS, fire and police; and
- 1296 3.10 Flashing porch light or 911 switch.
- 1297 **Section 4. Two Story Homes.** For two story homes with all bedrooms on the second floor,
1298 one of the following shall be required:
- 1299 4.1 A flex room that can be converted into a bedroom on the first floor, and a full
1300 bathroom on the first floor;
- 1301 4.2 An elevator;
- 1302 4.3 Stacked closets on the first and second floor pre-framed to accommodate an
1303 elevator; or
- 1304 4.4 A forty-eight (48) inch wide stairway that permits installation of a lift chair.
- 1305 All standards set forth in Sections 3 and 4 that are required for some, but not all
1306 areas of a Dwelling shall be offered as options for the non-required areas of a
1307 Dwelling (e.g. master bathroom walls must be blocked and so an option to block
1308 other bathroom walls must be offered.

EXHIBIT H-1 | OPEN SPACE CHARACTER IMAGES

1309



1310



EXHIBIT H-2 | RESIDENTIAL CHARACTER IMAGES -
SINGLE-FAMILY HOMES

1311



1312
1313

EXHIBIT H-2 | RESIDENTIAL CHARACTER IMAGES -
SINGLE-FAMILY HOMES (Continued)

1314



1315

EXHIBIT H-3 | RESIDENTIAL CHARACTER IMAGES -
TOWNHOMES

1316



1317



EXHIBIT H-4 | NEIGHBORHOOD COMMERCIAL
CHARACTER IMAGES

1318



1319

EXHIBIT H-5 | SIGNAGE & MONUMENTATION
CHARACTER IMAGES

1320



1321

EXHIBIT I | CONDITIONS TO ENACTMENT OF ORDINANCE Z-653-20

The following are imposed as conditions to the enactment of the Jackson’s Grant Village Planned Unit Development District Ordinance Z-653-20 (the “Ordinance”), pertaining to the Real Estate, and are hereby referenced as Exhibit I (the “Conditions”). If any Condition conflicts with a provision of the Ordinance, then the more restrictive shall apply.

Condition 1. The following shall apply to Area C’s commercial uses:

- 1.1 No single commercial building shall have a first-floor footprint greater than 7,500 square feet.
- 1.2 At least 5,000 square feet of restaurant and/or retail uses shall be included within the first two buildings combined at the time of opening the second building.
- 1.3 In addition to the uses not permitted in Exhibit C, the following additional uses shall not be permitted in the Neighborhood Commercial District: Clinical or Medical Health Center, vape or tobacco store.
- 1.4 In addition to the uses permitted in Exhibit C, the following additional uses shall be permitted in the Neighborhood Commercial District: health and fitness center; spa, hair salon; nail salon.

Condition 2. The following shall apply to the Community Associations:

- 2.1 A special vote of all existing Jackson’s Grant homeowners (one vote per home) shall be held to determine whether the District shall be included in the existing Jackson’s Grant Homeowner’s Association, Inc. (the “JG HOA”). The Master Developer shall not vote. A simple majority of those who vote will prevail.
 - A. Within 90 days of enactment of this Ordinance, a Jackson’s Grant HOA Review Committee shall be formed to evaluate the pros and cons of including the District in the JG HOA (the “HOA Review Committee”). The HOA Review Committee shall consist of any Jackson’s Grant homeowner who wishes to participate and who timely makes their interest to participate known to the HOA Review Committee. The HOA Review Committee may review the following options:
 - i. include the District as full members in the JG HOA;
 - ii. not include the District in the JG HOA;
 - iii. include the District as partial members in the JG HOA in a manner acceptable to both the JG HOA and the Master Developer.
 - B. The HOA Review Committee shall have full use of the Jackson’s Grant Community clubhouse for their meetings.
 - C. The Jackson’s Grant property management company and the Master Developer shall reasonably assist the HOA Review Committee in

EXHIBIT I | CONDITIONS TO ENACTMENT OF ORDINANCE Z-653-20

establishing costs of maintenance of both existing and proposed amenities within both Jackson's Grant and the District.

- D. If the JG HOA does not vote to include the District as full or partial members in the JG HOA, then the Master Developer shall create a separate homeowner's association for the District.

- 2.2 The Master Developer shall create a separate independent Jackson's Grant Village retail owner's association (the "JGV ROA") to manage the neighborhood business node's annual upkeep and maintenance of property and common ground, including trash pick-up, snow plowing, etc. The JGV ROA will not be part of the residential JG HOA or a newly created JGV HOA.

Condition 3. The following shall apply to the District's Amenities:

- 3.1 The Master Developer shall begin and diligently pursue construction of the Community Building within the District on or before commencement of Section 2 construction of the District.
- 3.2 At the time the neighborhood commercial node is developed within the District, the Master Developer shall work with the City engineering staff to determine the appropriate combination of stop signs, striping and/or crossing signal on the west side of Otto Lane where it intersects with the new proposed Spring Mill Road entrance road to provide for safe pedestrian access to the neighborhood commercial node and the District's Community Building.

Condition 4. The following shall apply to the District's Bufferyards:

- 4.1 The six foot (6') high privacy fence described in Section 12.5B shall be installed during the Phase 1 construction of the District.
- 4.2 District's West Property Line. The 250' in length type B Bufferyard described in Section 12.5A shall be amended to i) increase its width from 20' to 25', and ii) require 12 evergreen trees per 100 linear feet in lieu of the Type B Bufferyard requirements. The Master Developer shall work with the adjacent property owner to determine the specific location and type of evergreen tree(s) to be planted. Existing healthy trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall be preserved and maintained whenever possible, but no credit for existing trees will apply in this area.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS.]**

1407 **Section 20. Adoption.**

1408 This Ordinance shall be in full force and effect from and after its passage by the Council.

1409

1410 **Z-653-20 PASSED** by the Common Council of the City of Carmel, Indiana, this _____

1411 day of _____, 20____, by a vote of _____ ayes and _____ nays.

1412

1413 **COMMON COUNCIL FOR THE CITY OF CARMEL**

Laura D. Campbell, President

H. Bruce Kimball

Sue Finkham, Vice-President

Miles Nelson

Adam Aasen

Kevin D. Rider

Anthony Green

Jeff Worrell

Timothy J. Hannon

ATTEST

Sue Wolfgang, Clerk

1414

1415 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social
1416 Security Number in this document, unless required by law: Steven D. Hardin.

1417

1418 This Instrument prepared by: Steven D. Hardin, Esq., and Mark R. Leach, Land Use Planner,
1419 Faegre Drinker Biddle & Reath LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana
1420 46240.

1421

MEMORANDUM

TO: Carmel City Council
FROM: Adrienne Keeling
Department of Community Services
SUBJECT: Z-655-20
DATE: July 24, 2020

Please find information on an item forwarded by the Plan Commission. This will appear on your August 3rd agenda.

Forwarded with a favorable recommendation:

Ordinance Z-655-20 (Docket No. PZ-2020-00068 Z): Beekeeping Standards Ordinance Amendment.

The applicant seeks to amend the Unified Development Ordinance in order to establish standards and definitions for Beekeeping in residential districts. Filed by DOCS on behalf of the Carmel Plan Commission.

Proposed Amendment Summary:

Attached is a proposed UDO Amendment which establishes beekeeping standards as an accessory use in residential zoning districts. An Indiana Code was enacted in 2019 to preempt cities from prohibiting beekeeping; however, it does allow cities to adopt standards regarding the number and location of beehives on private properties. The Department has seen an increase in beekeeping questions and activity over recent years with no specific standards to manage the size or location of hives. Adopted standards will provide needed guidance to beekeepers, their neighbors, and city staff.

The proposed standards for personal beekeeping would be added to **UDO Article 5: Development Standards** as follows:

Section 5.02: Residential Accessory Building and Use Standards

- Line 40: Add Beekeeping standards to *Subsection C: Accessory Uses*.

The proposed standards address the following:

- Number of hives based on lot size.
- Maximum size of a hive.
- Hive placement (ground, roof, height, setback).
- Water supply requirement.
- Mitigating actions for aggressive behavior.
- Swarm trap requirement.
- Barrier requirement from adjacent properties.
- Identification when visible from public places.

To aide in review, UDO page numbers are referenced in the ordinance document. You may view the Unified Development Ordinance in its entirety online by clicking on *Codes & Ordinances* in the Department of Community Services' website: www.carmeldocs.com.

Plan Commission Overview:

The Department presented an overview of the proposed ordinance amendment and reiterated the need for Carmel to have beekeeping standards considering the increased beekeeping questions and activity over the last couple of years. No letters from the public were received in advance of the virtual meeting. Plan Commission members had a few questions related the applicability of Home Occupation standards, personal versus agricultural beekeeping and how to apply the proposed setbacks to hives on rooves. The proposal was amended to clarify that it applies to personal beekeeping, as well as some adjustments to the lot size and setback standards, as well as requiring a fresh water supply. The Plan Commission's Residential Committee forwarded this item to the Carmel City Council with a favorable recommendation.

The information in this packet is arranged in the following order:

1. Plan Commission Certification (expires October 7, 2020).
2. Proposed Ordinance Z-655-20

**CERTIFICATION
OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PETITION TO THE CITY OF CARMEL
TO AMEND THE ZONING ORDINANCE
PURSUANT TO INDIANA CODE 36-7-4-605**

**ORDINANCE
Z-655-20**

Beekeeping Ordinance Standards

CARMEL CITY CLERK

JUL 10 2020

TIME: 2:45 pm

**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. PZ-2020-00068 OA** - petitioning to amend the Unified Development Ordinance in order to establish standards and definitions for Beekeeping.

The Carmel Plan Commission's recommendation on the petition of the applicant is **'Favorable.'**

At its regularly scheduled meeting on July 7, 2020, the Carmel Plan Commission Residential Committee voted four (4) in Favor, zero (0) Opposed, zero (0) Absent, to forward to the Common Council the proposed **Ordinance No. Z-655-20** with a **"Favorable Recommendation"**.

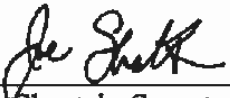
Please be advised that by virtue of the Plan Commission's **Favorable Recommendation**, pursuant to IC 36-7-4-607(e), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is Wednesday, October 7, 2020.

CARMEL PLAN COMMISSION

BY: _____


Brad Grabow, President

ATTEST:



Joe Shestak, Secretary
Carmel Plan Commission
Dated: July 9, 2020

ORDINANCE Z-655-20

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA**

*An Ordinance establishing standards for beekeeping
in the Unified Development Ordinance.*

Synopsis:

This ordinance amends the Unified Development Ordinance in order to establish standards for beekeeping in residential districts.

WHEREAS, Indiana Code 36-1-28 preempts municipalities from adopting an ordinance that prohibits a person from beekeeping on property that the person owns, rents or leases. However, a municipality may adopt standards concerning the number of bee hives a person may operate and the location of bee hives on the property.

WHEREAS, the City wishes to maintain an orderly, consistent and streamlined unified development ordinance; and

WHEREAS, pursuant to the Advisory Planning Law of the State of Indiana (contained in IC 36-7-4), each unit of local government that wishes to adopt land use and zoning ordinances must first approve by resolution a comprehensive plan for the geographic area over which it has jurisdiction; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the text of the unified development ordinance; and

WHEREAS, pursuant to Indiana Code 36-7-4-610 and City of Carmel Ordinance D-2391-17, the Carmel Unified Development Ordinance is incorporated by reference into the Carmel City Code;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-600 et seq. and after Docket No. PZ-2020-00068 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, July 7, it hereby adopts this Ordinance to amend the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

Section I: *Amend Article 5: Development Standards to add Beekeeping standards as an Accessory Use as follows:*

5.02 AB-01: Residential Accessory Building and Use Standards

UDO Page 5-4

This Accessory Building and Use Standards (AB) section applies to the following zoning districts:

ICON: S1, S2, R1, R2, R3, R4, R5

C. Accessory Uses:

9. *Beekeeping: The intent of this Section 5.02(C)(9): Beekeeping is to regulate beekeeping in accordance with state law. However, where beekeeping constitutes an agricultural nonconforming use under IC 36-7-4-616, that use may be continued so long as it is maintained and operated in compliance with all (I) state environmental and state health laws and rules, including IC 14-24-8 pertaining to the annual registration of bees, and (II) any requirements to which conforming agricultural use land is subject under the Zoning Ordinance of Hamilton County, Indiana, as in effect as of July 1, 2020. Beekeeping for purposes of personal use and not for agricultural use shall be permitted on property in the City that the person owns, rents, or*

48 leases, subject to the following regulations:

- 49 a. The maximum number of hives permitted per lot area shall be as follows:
- 50 i. One (1) hive for a lot up to 4,350 square feet.
- 51 ii. Two (2) hives for lots greater than 4,350 up to 10,500 square feet.
- 52 iii. Four (4) hives for lots greater than 10,500 up to 21,000 square feet.
- 53 iv. Six (6) hives for lots greater than 21,000 up to square feet.
- 54 v. Eight (8) hives for lots greater than 43,560 square feet.
- 55 b. Bee colonies shall be kept in movable-frame hives that do not exceed 12 cubic feet.
- 56 c. Bee hives may only be located on the ground or on the roof of a building with a permanent
- 57 foundation. When located on the ground, hives shall not exceed five (5) feet in height.
- 58 When located on a roof, hives shall be placed a minimum of ten (10) feet from the ground.
- 59 d. Minimum Setbacks:
- 60 i. Front: No hives may be located forward of the Front Line of the Principal Building, or
- 61 within 300' of a front lot line, whichever is less.
- 62 ii. Side: Hives located on the ground shall be located a minimum of 15 feet from a side lot
- 63 line. The setback of hives placed on a roof shall follow the setbacks for the structure on
- 64 which the hives are located.
- 65 iii. Rear: Hives located on the ground shall be located a minimum of 20 feet from a rear lot
- 66 line. The setback of hives placed on a roof shall follow the setbacks for the structure on
- 67 which the hives are located.
- 68 e. Beekeepers shall maintain an adequate supply of fresh water located near each hive.
- 69 f. Whenever a colony exhibits overly defensive or aggressive behavior, such as stinging or
- 70 attacking without provocation, the beekeeper shall split the hive to keep it from swarming
- 71 or take other immediate mitigating actions. A split may be kept temporarily with one (1)
- 72 additional hive, for allowing a new queen, in case the parent hive fails to make a new
- 73 queen or in case the parent hive fails during colder temperatures.
- 74 g. At least one (1) swarm trap shall be provided where bees are kept.
- 75 h. If hives are visible from homes on adjacent lots, a six (6) foot tall barrier (such as a fence
- 76 or landscaping hedge) shall be installed. Fences shall comply with *Section 5.09: Fence and*
- 77 *Wall Standards.*
- 78 i. If hives cannot be concealed from sight or easy access from public places, each hive must
- 79 have a sticker placed on it or sign no greater than one (1) square foot located near the
- 80 property line indicating that there are live bees inside the hive.

81

82 **Section III:** All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby

83 repealed.

84

85 **Section IV:** This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

86

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2020, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Laura D. Campbell, President

Sue Finkam, Vice-President

H. Bruce Kimball

Kevin D. Rider

Anthony Green

Jeff Worrell

Tim Hannon

Miles Nelson

Adam Aasen

ATTEST:

Sue Wolfgang, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 2020, at _____ .M.

Sue Wolfgang, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2020, at _____ .M.

James Brainard, Mayor

ATTEST:

Sue Wolfgang, Clerk

Prepared by:
Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

ORDINANCE D-2538-20

**AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA
VACATING RIGHT-OF-WAY LOCATED WITHIN LOTS 13 and 14 of HENRY
ROBERTS HEIRS ADDITION**

**Synopsis: Vacates one 10' alley between lots 13 and 14 in Henry Roberts Heirs addition,
addressed as 120 1st Ave. NW and 126 1st Ave NW, Carmel, IN 46032**

WHEREAS, Old Town Companies LLC ("Petitioners"), have filed a Petition for Vacation of Public Right-of-Way (the "Petition") with the City of Carmel, Indiana, pursuant to Indiana Code §36-7-3-12(b), which is attached hereto and incorporated herein as Exhibit C;

WHEREAS, the public right-of-way to be vacated, one alley located between Lot 14 of Henry Roberts Heirs Addition, parcel 3 and part of Lot 13 Henry Roberts Heirs Addition, parcel 2, are described in Exhibit A and Exhibit B, attached hereto and incorporated herein (the "Right-of-Way");

WHEREAS, the vacation of the Right-of-Way will allow the Petitioners to eliminate a curb cut at the front of the homes, along 1st Ave NW, enhance the aesthetic beauty of the front yards, eliminate an underutilized alley and take advantage of a city improved, brick paved alley to the rear of the homes.

WHEREAS, the City of Carmel Board of Public Works and Safety voted to recommend the vacation of the Right-of-Way at its meeting on July 1, 2020;

WHEREAS, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of Right-of-Way was held by the Common Council of the City of Carmel, Indiana, on the 3rd day of August, 2020;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, as follows:

- Section 1. The foregoing Recitals are fully incorporated herein by this reference.
- Section 2. The Right-of-Way be, and hereby is, vacated and ownership thereof shall revert to the abutting property owners.
- Section 3. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

Ordinance D-2538-20
Page One of Two

This instrument was prepared by Grant C. Chapman, General Counsel, Old Town Companies, 31 1st St SW, Carmel, IN 46032.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law. Grant C. Chapman.

C:\Users\DELL\Downloads\D-2538-20 Alley Vacation of ROW Ordinance.docx

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2020, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Laura D. Campbell, President

Sue Finkam, Vice-President

H. Bruce Kimball

Kevin D. Rider

Anthony Green

Jeff Worrell

Timothy J. Hannon

Miles Nelson

Adam Aasen

ATTEST:

Sue Wolfgang, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____, 2020, at _____.M.

Sue Wolfgang, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____, 2020, at _____.M.

James Brainard, Mayor

ATTEST:

Sue Wolfgang, Clerk

Ordinance D-2538-20

Page Two of Two Pages

This instrument was prepared by Grant C. Chapman, General Counsel, Old Town Companies, 31 1st St SW, Carmel, IN 46032.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law. Grant C. Chapman.

C:\Users\DELL\Downloads\D-2538-20 Alley Vacation of ROW Ordinance.docx

**ALLEY BETWEEN LOTS 13-14, HENRY ROBERTS HEIRS ADDITION
CARMEL, INDIANA**

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 14 RUN THENCE SOUTH 89° 41' 22" WEST, 155.18 FEET, ALONG THE NORTH LINE OF SAID LOT, TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE EAST RIGHT OF WAY OF AN EXISTING 10 FOOT ALLEY, NORTH 00° 18' 14" WEST, 10.00 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID ADDITION; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89° 41' 22" EAST, 155.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 1ST AVENUE NORTHWEST, SOUTH 00°18' 37" EAST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15,518 SQUARE FEET (0.036 AC) MORE OR LESS.

The undersigned, a Registered Land Surveyor of the State of Indiana does hereby certify that the attached plat and above legal description were prepared under his direct supervision, and to the best of his knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

CERTIFIED BY: JAMES D. HALL, LS20500017 DATE: 6/17/2020

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. JAMES D. HALL

Prepared by: JAMES D. HALL



Filename: C:\Civil 3D Projects\2020\20-013 CARMEL REPLAT\20-013 voc exhibit.dwg -- User: JD HALL -- Jun 17, 2020 -- 1:31pm\north city / D Hall Land Surveying, 2020

JD HALL LAND SURVEYING A VETERAN OWNED SMALL BUSINESS			
OFFICE: 803 S. OHIO ST SHERIDAN, IN 46069 PH. 317-686-3584 jlandsurveyor@yahoo.com	DWG. JDH CHK. JDH DATE: DATE FB. #11 FIELD WORK	CARMEL CLAY TOWNSHIP HAMILTON COUNTY, INDIANA	
6/6/2020			
NO	DATE	DESCRIPTION	BY

**ALLEY BETWEEN LOTS 13-14, HENRY ROBERTS HEIRS ADDITION
CARMEL, INDIANA**

30' R/W (PLAT)

N 85°15'30" E 155.16'(M) 159'(P)

"WEHNE" CAPPED
REBAR FOUND 0.10' E
At 0.37' South of
dead corner

PT OF LOT 12 & PT OF LOT 13
HENRY ROBERTS HEIRS EDITION
OLD TOWN COMPANIES LLC
PARCEL #1 INST# 2019003458

PT OF LOT 13
HENRY ROBERTS HERE ADDITION
OLD TOWN COMPANIES LLC
PARCEL #2 INST# 7019003456

LOT 14 HENRY ROBERTS HEIRS ADDITION
DLS TOWN COMPANIES LLC
PARCEL #3 INSTR 2015003458

LOT 12 SIMON HAWKINS
INST# 2014052933

N 00°18'14" W

51.81.

10

1

11

1

1

1

24

1

SW CO
LOT 1

NW COR
LOT 14

SE
LOT

NE COR
LOT 14
P.O.B.

1ST STREET NW (NORTH ST. - PLAT)

30' R/W (PLAT)

GRAPHIC SCALE

JD HALL LAND SURVEYING

IS SURVEYING

OFFICE:
803 S. OHIO ST.
SHERIDAN, IN 46066
Ph 317-696-3594
alandsurveyor@
yahoo.com

01/10/2019

CH JDH

DATE: DATE

FD-351

FIELD NUMBER:

CARMEL

CLAY TOWNSHIP
HAMILTON COUNTY INDIANA

F642020

AC

1	2
---	---

DESCRIPTION

11

1st Ave NW Alley Vacation Context
Ordinance D-2538-20, Exhibit C



RESOLUTION CC-08-17-20-01

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
APPROVING CERTAIN MATTERS IN CONNECTION WITH THE OLD TOWN
ECONOMIC DEVELOPMENT AREA (SMOKEY AND MONON – NORTH END)

Synopsis:

Resolution finds that a resolution adopted by the City of Carmel Redevelopment Commission making certain amendments to the Declaratory Resolution for the Old Town Economic Development Area and the Smokey & Monon Allocation Area conforms to the plan of development for the City of Carmel, and approves such resolution and a resolution of the City of Carmel Plan Commission regarding the same.

WHEREAS, the City of Carmel Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted Resolution No. 2020-12 on June 17, 2020 (the “CRC Resolution”), which made certain amendments to the declaratory resolution for the Old Town Economic Development Area; and

WHEREAS, the City of Carmel Plan Commission, on July 21, 2020, approved and adopted a resolution (the “Plan Commission Order”) determining that the CRC Resolution conforms to the plan of development for the City of Carmel, Indiana (the “City”) and approving the CRC Resolution; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution and the Plan Commission Order to the Common Council of the City (the “Council”).

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Council determines that the CRC Resolution conforms to the plan of development for the City, and approves the CRC Resolution and the Plan Commission Order.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

PASSED by the Common Council of the City of Carmel, this ____ day of _____, 2020, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Laura D. Campbell, President

Sue Finkam, Vice-President

H. Bruce Kimball

Kevin D. Rider

Anthony Green

Jeff Worrell

Tim Hannon

Miles Nelson

Adam Aasen

ATTEST:

Sue Wolfgang, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 2020, at _____.M.

Sue Wolfgang, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2020, at _____.M.

James Brainard, Mayor

ATTEST:

Sue Wolfgang, Clerk

Prepared by: Bruce D. Donaldson
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. PC-7-21-2020-a

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND
DEVELOPMENT PLAN FOR THE OLD TOWN ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on June 17, 2020, approved and adopted its Resolution No. 2020-12 (the "Resolution") approving certain amendments to the declaratory resolution for the Old Town Economic Development Area; and

WHEREAS, the Redevelopment Commission has submitted the Resolution to this Plan Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, as follows:

1. The Resolution conforms to the plan of development for the City.
2. This Plan Commission hereby approves the Resolution. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution pursuant to I.C. § 36-7-14-16.
3. The Secretary of this Plan Commission is hereby directed to file a copy of the Resolution with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 21st day of July, 2020.

CITY OF CARMEL PLAN COMMISSION

President

ATTEST:

Secretary

DMS 17677472v1

RESOLUTION NO. 2020-12

**RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN
FOR THE OLD TOWN ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Carmel Redevelopment Commission (the “Commission”) pursuant to IC 36-7-14 (the “Act”) serves as the governing body of the City of Carmel Redevelopment District (the “District”); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and amended an economic development area known as the “Old Town Economic Development Area” (the “Economic Development Area”), approved a development plan for the Economic Development Area (the “Plan”) pursuant to the Act, and designating portions of the Economic Development Area as “allocation areas” pursuant to Section 39 of the Act, including an allocation area designated as the “Smokey & Monon Allocation Area”; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan to remove the area described on Exhibit A attached hereto from the Smokey & Monon Allocation Area (the “2020 Amendment”); and

WHEREAS, the 2020 Amendment and supporting data were reviewed and considered at this meeting; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 39, 41 and 43 of the Act to the 2020 Amendment; and

WHEREAS, the Commission now desires to approve the 2020 Amendment.

NOW, THEREFORE, BE IT RESOLVED by the City of Carmel Redevelopment Commission, governing body of the City of Carmel Redevelopment District, as follows:

1. The public health and welfare will be benefited by the 2020 Amendment.

2. It will be of public utility and benefit to amend the Declaratory Resolution as provided in the 2020 Amendment and to continue to develop the Economic Development Area under the Act.

3. The Declaratory Resolution, as amended by this Resolution, conforms to the comprehensive plan of development for the City.

4. The 2020 Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution and Economic Development Plan and the purposes of the Act.

5. The findings and determinations set forth in the Declaratory Resolution and the Economic Development Plan are hereby reaffirmed with respect to the remainder of the Smokey & Monon Allocation Area.

6. The parcels described in Exhibit A are hereby removed from the Smokey & Monon Allocation Area, and the 2020 Amendment is hereby in all respects approved. The base assessed value of the Smokey & Monon Allocation Area shall be adjusted to reflect the removal of these parcels from the Allocation Area.

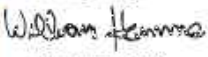
7. This Resolution, together with any supporting data, shall be submitted to the City of Carmel Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

8. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

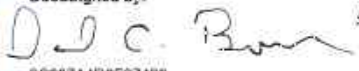
9. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 17th day of June, 2020.

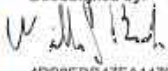
CITY OF CARMEL REDEVELOPMENT
COMMISSION

DocuSigned by:

38CB183E70C043D...

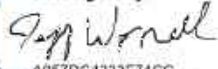
President

DocuSigned by:

3C087A4D6E37429...

Vice President

DocuSigned by:

4DB8EDD47EA1470...

Secretary

DocuSigned by:

A057DC4333F74CC...

Member

DocuSigned by:

52E5E7958159401...

Member

EXHIBIT A

Description of the parcels to be removed from the Smokey & Monon Allocation Area

The following parcels shall be removed from the Smokey & Monon Allocation Area.

PARCEL ID NUMBERS:

17-09-24-00-00-031.401

17-09-24-00-05-004.001

RESOLUTION CC-08-17-20-02

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
APPROVING ONE OR MORE SERIES OF CITY OF CARMEL REDEVELOPMENT
AUTHORITY LEASE RENTAL REVENUE REFUNDING BONDS, APPROVING
AMENDMENTS TO CERTAIN LEASES AND TAKING OTHER ACTIONS RELATED
THERE TO**

Synopsis:

This Resolution approves the issuance of City of Carmel Redevelopment Authority lease rental revenue bonds for the purpose of refinancing the Authority's Lease Rental Revenue Multipurpose Bonds, Series 2012A and the Authority's Lease Rental Revenue Refunding Bonds, Series 2014, in order to achieve debt service savings and approves documents and matters related thereto.

WHEREAS, the City of Carmel Redevelopment Authority (the "Authority") has been created pursuant to Indiana Code 36-7-14.5 as a separate body corporate and politic, and as an instrumentality of the City of Carmel, Indiana (the "City") to finance local public improvements for lease to the City of Carmel Redevelopment Commission (the "Commission"); and

WHEREAS, the Authority, as lessor, and the Commission, as lessee, entered into a Lease Agreement, dated as of November 20, 2012, as amended by an Addendum to Lease Agreement, dated as of December 27, 2012 (collectively, the "Original 2012 Lease"); and

WHEREAS, the Authority previously issued its Lease Rental Revenue Multipurpose Bonds, Series 2012A (the "2012A Bonds"), in the original aggregate principal amount of One Hundred Fifteen Million Nine Hundred Thousand Dollars (\$115,900,000,000) and Lease Rental Revenue Multipurpose Bonds, Series 2012B (Taxable) (the "2012B Bonds"), in the original aggregate principal amount of Sixty-Nine Million Two Hundred Forty-Five Thousand Dollars (\$69,245,000), pursuant to a Trust Indenture, dated as of December 1, 2012 (the "Original 2012 Indenture"), between the Lessor and The Huntington National Bank, as trustee (the "2012 Trustee"); and

WHEREAS, the 2012A Bonds are currently outstanding in the aggregate principal amount of One Hundred Fifteen Million Nine Hundred Thousand Dollars (\$115,900,000); and

WHEREAS, the Authority, as lessor, and the Commission, as lessee, entered into a Lease Agreement, dated as of July 12, 2005, as amended by an Addendum to Lease, dated December 6, 2005, as amended by a First Amendment to Lease Agreement, dated as of January 19, 2010, and as further amended by a Second Amendment to Lease Agreement, dated as of May 1, 2014 (collectively, the "Original 2014 Lease"); and

WHEREAS, the Authority previously issued its Lease Rental Revenue Refunding Bonds, Series 2014 (Performing Arts Center Project) (the "2014 Bonds"), in the original aggregate principal amount of Fifty-Five Million Six Hundred Eighty-Five Thousand Dollars (\$55,685,000), pursuant to a Trust Indenture, dated as of December 1, 2005 (the "Original 2005 Indenture"), as amended by a First Supplemental Trust Indenture, dated as of May 1, 2014 (the "First Supplemental Indenture", and together with the Original 2005 Indenture, the "Original 2014 Indenture"), each by and between the Authority and The Bank of New York Mellon Trust Company, N.A. (ultimate successor to J.P. Morgan Trust Company, National Association), as trustee (the "2014 Trustee"); and

WHEREAS, pursuant to the Original 2005 Indenture, the Authority has also issued its Lease Rental Revenue Bonds of 2005 (Capital Appreciation Bonds) (the “2005 CABs”), in the aggregate issued about of Twenty-Seven Million Seven Hundred Ninety-Eight Thousand Two Hundred Twenty-Seven Thousand Dollars and Fifteen Centers (\$27,798,227.15)

WHEREAS, the 2014 Bonds are currently outstanding in the aggregate principal amount of Fifty-Four Million Seven Hundred Forty Thousand Dollars (\$54,740,000); and

WHEREAS, Indiana Code 36-7-14.5 authorizes the refunding of bonds issued by the Authority; and

WHEREAS, due to favorable market conditions, the Authority desires to refund all of the outstanding 2012A Bonds (collectively, the “Refunded 2012A Bonds”) in order to effect a savings in the interest costs on the Refunded 2012A Bonds; and

WHEREAS, due to favorable market conditions, the Authority desires to refund all of the outstanding 2014 Bonds (collectively, the “Refunded 2014 Bonds”) in order to effect a savings in the interest costs on the Refunded 2014 Bonds; and

WHEREAS, the Authority proposes to issue one or more series of refunding bonds designated as the “City of Carmel Redevelopment Authority Lease Rental Revenue Refunding Bonds, Series 2020A (with such additional or different series designation as may be determined to be necessary or appropriate), in an aggregate principal amount not to exceed of One Hundred Thirty Million Dollars (\$130,000,000) (the “2020A Bonds”), pursuant to the Original 2012 Indenture, as supplemented and amended by a First Supplemental Trust Indenture, between the Authority and the 2012 Trustee (the “Supplemental Indenture”) for the purpose of providing funds to (a) effect a refunding of all of the Refunded 2012A Bonds, (b) if necessary, fund one or more debt service reserve funds or pay the premiums for one or more debt service reserve fund surety policies, and (c) pay the costs incurred on the account of the issuance and sale of the 2020A Bonds, including any premiums for a municipal bond insurance policy or other form of credit enhancement; and (clauses (a) through and including (c), collectively, the “2012A Refunding”); and

WHEREAS, the Authority proposes to issue one or more series of refunding bonds designated as the “City of Carmel Redevelopment Authority Lease Rental Revenue Refunding Bonds, Series 2020B (with such additional or different series designation as may be determined to be necessary or appropriate), in an aggregate principal amount not to exceed of Sixty-Five Million Dollars (\$65,000,000) (the “2020B Bonds”), pursuant to the Original 2014 Indenture, as supplemented and amended by a Second Supplemental Trust Indenture, between the Authority and the 2014 Trustee (the “Second Supplemental Indenture”), for the purpose of providing funds to (a) effect a refunding of all of the Refunded 2014 Bonds, (b) if necessary, fund one or more debt service reserve funds or pay the premiums for one or more debt service reserve fund surety policies, and (c) pay the costs incurred on the account of the issuance and sale of the 2020B Bonds, including any premiums for a municipal bond insurance policy or other form of credit enhancement; and (clauses (a) through and including (c), collectively, the “2014 Refunding”); and

WHEREAS, pursuant to the Original 2012 Lease, as consideration for the Leased Premises (as defined in the Original 2012 Lease), the Commission has agreed to pay the Authority fixed annual rental payments, in an amount sufficient to pay principal and interest due on the 2012A Bonds in each twelve month period, plus certain administrative expenses, payable in semi-annual

installments on each January 15 and July 15; and

WHEREAS, the Authority and the Commission propose to enter into an amendment to the Original 2012 Lease, in substantially the form presented at this meeting (the “2012 Lease Amendment”), for the purpose of reducing the annual lease rental payments due under the Original 2012 Lease to correspond with the reduced debt service owed with respect to the 2020A Bonds, plus certain annual administrative costs and expenses related to the 2020A Bonds, thereby allowing the Commission to realize the savings achieved by refunding the Refunded 2012A Bonds; and

WHEREAS, the annual rentals payable by the Commission under the Original 2012 Lease, as amended by the 2012A Lease Amendment (collectively, the “2012 Lease”) will be pledged by the Authority to pay debt service on the 2020A Bonds and the 2012B Bonds; and

WHEREAS, pursuant to the Original 2014 Lease, as consideration for the Leased Premises (as defined in the Original 2014 Lease), the Commission has agreed to pay the Authority fixed annual rental payments, in an amount sufficient to pay principal and interest due on the 2014 Bonds in each twelve month period, plus certain administrative expenses, payable in semi-annual installments on each January 1 and July 1; and

WHEREAS, the Authority and the Commission propose to enter into an amendment to the Original 2014 Lease, in substantially the form presented at this meeting (the “2014 Lease Amendment”), for the purpose of reducing the annual lease rental payments due under the Original 2014 Lease to correspond with the reduced debt service owed with respect to the 2020B Bonds, plus certain annual administrative costs and expenses related to the 2020B Bonds, thereby allowing the Commission to realize the savings achieved by refunding the Refunded 2014 Bonds; and

WHEREAS, the annual rentals payable by the Commission under the Original 2014 Lease, as amended by the 2014 Lease Amendment (collectively, the “2014 Lease”) will be pledged by the Authority to pay debt service on the 2020B Bonds and the 2005 CABs; and

WHEREAS, the Common Council now desires to approve each of the 2012 Lease Amendment and the 2014 Lease Amendment, pursuant to Indiana Code 36-7-14-25.2, which provides that any lease approved by a resolution of the Commission must be approved by an ordinance or resolution of the fiscal body of the unit; and

WHEREAS, the Common Council now desires to approve the issuance of the 2020A Bonds and the 2020B Bonds, pursuant to Indiana Code 36-7-14.5-19.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, as follows:

Section 1. Approval of 2012 Lease Amendment, 2020A Bonds and Supplemental Indenture. The Common Council hereby approves the issuance of the 2020A Bonds by the Authority, pursuant to Indiana Code 36-7-14.5-19, and the execution and delivery of the 2012 Lease Amendment, as approved by the Commission, pursuant to Indiana Code 36-7-14-25.2, the execution and delivery of the Supplemental Indenture securing the 2020A Bonds, and the pledge of the lease rentals thereunder to the payment of the 2020A Bonds, pursuant to IC 36-7-14.5-21, all subject to the following conditions: (a) the maximum aggregate original principal amount of the 2020A Bonds shall not exceed \$130,000,000; (b) any series of the 2020A Bonds shall have a final maturity date no

129 later than February 1, 2038; (c) the maximum annual lease rental payment during the term of the
130 Original 2012 Lease, as amended by the 2012 Lease Amendment, shall not exceed \$12,800,000; (d)
131 the maximum interest rate on the 2020A Bonds shall not exceed five percent (5.00%) per annum; (e)
132 the 2020A Bonds shall subject to optional redemption prior to maturity beginning not earlier than
133 eight (8) years after the date of issuance of the 2020A Bonds; (f) the maximum term of the Original
134 2012 Lease, as amended by the 2012 Lease Amendment, shall be no later than the term specified in
135 the Original 2012 Lease; and (g) no capitalized interest shall be funded with the proceeds of the
136 2020A Bonds.

137 Section 2. Approval of 2014 Lease Amendment, 2020B Bonds and Second
138 Supplemental Indenture. The Common Council hereby approves the issuance of the 2020B Bonds
139 by the Authority, pursuant to Indiana Code 36-7-14.5-19, and the execution and delivery of the 2014
140 Lease Amendment, as approved by the Commission, pursuant to Indiana Code 36-7-14-25.2, the
141 execution and delivery of the Second Supplemental Indenture securing the 2020B Bonds, and the
142 pledge of the lease rentals thereunder to the payment of the 2020B Bonds, pursuant to IC 36-7-14.5-
143 21, all subject to the following conditions: (a) the maximum aggregate original principal amount of
144 the 2020B Bonds shall not exceed \$65,000,000; (b) any series of the 2020B Bonds shall have a final
145 maturity date no later than February 1, 2033; (c) the maximum annual lease rental payment during
146 the term of the Original 2014 Lease, as amended by the 2014 Lease Amendment, shall not exceed
147 \$11,700,000; (d) the maximum interest rate on the 2020B Bonds shall not exceed five percent
148 (5.00%) per annum; (e) the 2020B Bonds shall subject to optional redemption prior to maturity
149 beginning not earlier than eight (8) years after the date of issuance of the 2020B Bonds; (f) the
150 maximum term of the Original 2014 Lease, as amended by the 2014 Lease Amendment, shall be no
151 later than the term specified in the Original 2014 Lease; and (g) no capitalized interest shall be
152 funded with the proceeds of the 2020B Bonds

153 Section 3. Authorization of Other Actions. Each of the Mayor, any member of the
154 Common Council, the Clerk and the Controller, and any other officer, employee or agent of the City
155 is hereby authorized and directed, for and on behalf of the City, to execute and deliver any contract,
156 deed, agreement, certificate, instrument or other document and to take any action as such person
157 determines to be necessary or appropriate to accomplish the purposes of this Resolution, such
158 determination to be conclusively evidenced by such person's execution of such contract, deed,
159 agreement, certificate, instrument or other document or such person's taking of such action.

160 Section 4. Effectiveness. This Resolution shall be in full force and effect from and after
161 its adoption by the Common Council.

PASSED by the Common Council of the City of Carmel, this ____ day of _____, 2020, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Laura D. Campbell, President

Sue Finkam, Vice-President

H. Bruce Kimball

Kevin D. Rider

Anthony Green

Jeff Worrell

Tim Hannon

Miles Nelson

Adam Aasen

ATTEST:

Sue Wolfgang, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 2020, at _____.M.

Sue Wolfgang, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2020, at _____.M.

James Brainard, Mayor

ATTEST:

Sue Wolfgang, Clerk

Prepared by: Bruce D. Donaldson
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

DMS 17844627.1

FIRST AMENDMENT TO LEASE AGREEMENT

by and between

CITY OF CARMEL REDEVELOPMENT AUTHORITY

and

CITY OF CARMEL REDEVELOPMENT COMMISSION

Dated as of _____, 2020

Cross Reference: This instrument supplements and amends the Lease Agreement dated as of November 20, 2012, as amended and supplemented by the Addendum to Lease Agreement, dated as of December 27, 2012.

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT, made and dated as of this _____ day of _____, 2020, by and between the CITY OF CARMEL REDEVELOPMENT AUTHORITY (the "Lessor"), a separate body corporate and politic organized and existing under Indiana Code 36-7-14.5 as an instrumentality of the City of Carmel, Indiana (the "City"), and the CITY OF CARMEL REDEVELOPMENT COMMISSION (the "Lessee"), the governing body of the City of Carmel Department of Redevelopment acting for and on behalf of the City,

WITNESSETH:

WHEREAS, the Lessor and the Lessee entered into a Lease Agreement dated as of November 20, 2012 (the "Original Lease"), as amended and supplemented by the Addendum to Lease dated December 27, 2012 (the Original Lease, as so amended and supplemented, the "Lease"); and

WHEREAS, the Lessor previously issued its Lease Rental Revenue Multipurpose Bonds, Series 2012A (the "2012A Bonds"), in the original aggregate principal amount of One Hundred Fifteen Million Nine Hundred Thousand Dollars (\$115,900,000,000) and Lease Rental Revenue Multipurpose Bonds, Series 2012B (Taxable) (the "2012B Bonds"), in the original aggregate principal amount of Sixty-Nine Million Two Hundred Forty-Five Thousand Dollars (\$69,245,000), pursuant to a Trust Indenture, dated as of December 1, 2012 (the "Original Indenture"), between the Lessor and The Huntington National Bank, as trustee (the "Trustee"), for the purpose of procuring funds primarily to refinance various obligations of the Lessee and the City; and

WHEREAS, the 2012A Bonds are currently outstanding in the aggregate principal amount of One Hundred Fifteen Million Nine Hundred Thousand Dollars (\$115,900,000); and

WHEREAS, Indiana Code 36-7-14.5 authorizes the refunding of bonds issued by the Lessor; and

WHEREAS, the Lessor desires to effect an advance refunding of all of the outstanding 2012A Bonds maturing on or after August 1, 2026 (the "Refunded Bonds") in order to lower interest costs on the Refunded Bonds and provide a savings to the Lessee; and

WHEREAS, the Lessor has authorized and intends to issue refunding bonds designated "City of Carmel Redevelopment Authority [Taxable] Lease Rental Revenue Refunding Bonds, Series 2020A," pursuant to the Original Indenture, as supplemented and amended by a First Supplemental Trust Indenture, dated as of _____, 2020 (the "First Supplemental Indenture", and together with the Original Indenture, the "Indenture"), between the Authority and the Trustee, in the aggregate principal of _____ Dollars (\$ _____) (the "2020A Bonds"), for the purpose of providing funds for: (i) paying principal and interest due on the Refunded Bonds through August 1, 2022, (ii) paying the redemption price on the remaining outstanding Refunded Bonds on August 1, 2022; (iii) funding a debt service reserve fund or credit facility for the 2020A Bonds; and (iv) paying the costs of refunding, including the costs of issuance of the 2020A Bonds.

WHEREAS, pursuant to the Lease, the Lessee has agreed to pay to the Lessor fixed annual rentals, which are based on the annual amount of principal and interest due on the 2020A Bonds and

the 2012B Bonds (collectively, the “Bonds”), plus all administrative expenses of the Lessor, including ongoing trustee fees, relating to the Bonds; and

WHEREAS, the Lessor and Lessee now desire to amend the Lease to provide for annual lease rentals payable by the Lessee in amounts that correspond with the semi-annual amounts of principal and interest due on the Bonds in each twelve (12) month period ending on each February 1 (each, an “Annual Period”), rounded up to the next \$1,000 integral, plus an additional \$5,000 each Annual Period to cover the certain administrative costs and expenses related to the Bonds, payable in advance in semi-annual installments on January 15 and July 15 of each year;

NOW THEREFORE, in consideration of the premises, the covenants and agreements hereinafter contained, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lessor and the Lessee agree as follows:

PART I

AMOUNT OF RENT PAYABLE AND RENTAL PAYMENT DATES

Notwithstanding anything in the Original Lease to the contrary, the annual lease rentals payable by the Lessee under the Lease shall be in amounts that correspond with the semi-annual amounts of principal and interest due on the Bonds in each twelve (12) month period ending on each February 1 (each, an “Annual Period”), rounded up to the next \$1,000 integral, plus an additional \$5,000 each Annual Period to cover the certain administrative costs and expenses related to the Bonds, payable in advance in semi-annual installments on January 15 and July 15 of each year. The schedule of the amount and date of each semiannual installment of Fixed Rental Payments payable under the Lease, is hereby amended to read in its entirety as set for in Exhibit A attached hereto.

PART II

REAFFIRMATION OF LEASE

Except as otherwise provided herein, all terms, conditions and provisions of the Lease are hereby ratified and affirmed.

PART III

EFFECTIVE DATE

The provisions of this First Amendment to Lease Agreement are only effective upon the issuance of the 2020A Bonds.

IN WITNESS WHEREOF, Lessor and Lessee have executed this First Amendment to Lease Agreement as of the date and year first written above.

LESSOR:

LESSEE:

CITY OF CARMEL REDEVELOPMENT
AUTHORITY

CITY OF CARMEL REDEVELOPMENT
COMMISSION

By: _____
President

By: _____
President

ATTEST:

ATTEST:

By: _____
Secretary-Treasurer

By: _____
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____, personally known to be the President and Secretary-Treasurer, respectively, of the City of Carmel Redevelopment Authority (the "Authority"), and acknowledged the execution of the foregoing Second Amendment to Lease Agreement for and on behalf of the Authority.

WITNESS my hand and notarial seal this ____ day of _____, 2020.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the City of Carmel Redevelopment Commission (the "Commission"), and acknowledged the execution of the foregoing Second Amendment to Lease Agreement for and on behalf of the Commission.

WITNESS my hand and notarial seal this ____ day of _____, 2020.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ Bruce D. Donaldson

This instrument was prepared by Bruce D. Donaldson, Esq., Barnes & Thornburg LLP,
11 South Meridian Street, Indianapolis, Indiana 46204.

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Witness Signature

Witness Name (must be typed / printed)

PROOF:

STATE OF INDIANA

COUNTY OF HAMILTON

Before me, a Notary Public in and for said County and State, on _____, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows _____, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said _____ execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY PUBLIC

NOTARY SEAL / STAMP Requirements:

Notary Name exactly as Commission

Notary Public - State of Indiana

Seal

My Commission Expires: _____

Commission No. _____

EXHIBIT A

Adjusted Lease Rental Payment Schedule

[To be attached following the sale of the 2012 Bonds]

THIRD AMENDMENT TO LEASE AGREEMENT

by and between

CITY OF CARMEL REDEVELOPMENT AUTHORITY

and

CITY OF CARMEL REDEVELOPMENT COMMISSION

Dated as of _____, 2020

Cross Reference: This instrument supplements and amends the Lease Agreement dated as of July 12, 2005, recorded in the office of the recorder of Hamilton County, Indiana, on July 7, 2006, as Document No. 200600039105, as amended and supplemented by the Addendum to Lease dated December 6, 2005, recorded in the office of the Recorder of Hamilton County, Indiana on July 7, 2006, as Document No. 200600039106, and as further amended and supplemented by the First Amendment to Lease Agreement, dated as of January 19, 2010, and as further amended and supplemented by the Second Amendment to Lease Agreement, dated as of May 1, 2014.

THIRD AMENDMENT TO LEASE AGREEMENT

THIS THIRD AMENDMENT TO LEASE AGREEMENT, made and dated as of this ____ day of _____, 2020, by and between the CITY OF CARMEL REDEVELOPMENT AUTHORITY (the “Lessor”), a separate body corporate and politic organized and existing under Indiana Code 36-7-14.5 as an instrumentality of the City of Carmel, Indiana (the “City”), and the CITY OF CARMEL REDEVELOPMENT COMMISSION (the “Lessee”), the governing body of the City of Carmel Department of Redevelopment acting for and on behalf of the City,

WITNESSETH:

WHEREAS, the Lessor and the Lessee entered into a Lease Agreement dated as of July 12, 2005 (the “Original Lease”), which was recorded in the office of the recorder of Hamilton County, Indiana, on July 7, 2006, as Document No. 200600039105, as amended and supplemented by the Addendum to Lease dated December 6, 2005, recorded in the office of the Recorder of Hamilton County, Indiana, on July 7, 2006, as Document No. 200600039106, and as further amended and supplemented by the First Amendment to Lease Agreement, dated as of January 19, 2010, and the Second Amendment to Lease Agreement, dated as of May 1, 2014 (the Original Lease, as so amended and supplemented, the “Lease”); and

WHEREAS, the Lessor previously issued its Lease Rental Revenue Refunding Bonds, Series 2014 (Performing Arts Center Project) (the “2014 Bonds”), in the original aggregate principal amount of Fifty-Five Million Six Hundred Eighty-Five Thousand Dollars (\$55,685,000), pursuant to a Trust Indenture, dated as of December 1, 2005 (the “Original 2005 Indenture”), as amended by a First Supplemental Trust Indenture, dated as of May 1, 2014 (the “First Supplemental Indenture”, and together with the Original 2005 Indenture, the “Original 2014 Indenture”), each by and between the Authority and The Bank of New York Mellon Trust Company, N.A. (ultimate successor to J.P. Morgan Trust Company, National Association), as trustee (the “2014 Trustee”), for the purpose of procuring funds to advance refund the Authority’s Lease Rental Revenue Bonds of 2015 (Current Interest Bonds); and

WHEREAS, pursuant to the Original 2005 Indenture, the Lessor has also issued its Lease Rental Revenue Bonds of 2005 (Capital Appreciation Bonds) (the “2005 CABs”), in the aggregate issued amount of Twenty-Seven Million Seven Hundred Ninety-Eight Thousand Two Hundred Twenty-Seven Thousand Dollars and Fifteen Cents (\$27,798,227.15)

WHEREAS, the 2014 Bonds are currently outstanding in the aggregate principal amount of Fifty-Four Million Seven Hundred Forty Thousand Dollars (\$54,740,000); and

WHEREAS, Indiana Code 36-7-14.5 authorizes the refunding of bonds issued by the Lessor; and

WHEREAS, the Lessor desires to effect an advance refunding of all of the outstanding 2014 Bonds maturing on or after February 1, 2021 (the “Refunded Bonds”) in order to lower interest costs on the Refunded Bonds and provide a savings to the Lessee; and

WHEREAS, the Lessor has authorized and intends to issue refunding bonds designated “City of Carmel Redevelopment Authority [Taxable] Lease Rental Revenue Refunding Bonds, Series

2020B,” pursuant to the Original 2014 Indenture, as supplemented and amended by a Second Supplemental Trust Indenture, dated as of _____, 2020 (the “Second Supplemental Indenture”, and together with the Original 2014 Indenture, the “Indenture”), between the Authority and the Trustee, in the aggregate principal of _____ Dollars (\$_____) (the “2020B Bonds”), for the purpose of providing funds for: (i) paying principal and interest due on the Refunded Bonds through February 1, 2024, (ii) paying the redemption price on the remaining outstanding Refunded Bonds on February 1, 2024; (iii) funding a debt service reserve fund or credit facility for the 2020B Bonds; and (iv) paying the costs of refunding, including the costs of issuance of the 2020B Bonds.

WHEREAS, pursuant to the Lease, the Lessee has agreed to pay to the Lessor fixed annual rentals, which are based on the annual amount of principal and interest due on the 2020B Bonds and the 2005 CABs (collectively, the “Bonds”), plus all administrative expenses of the Lessor, including ongoing trustee fees, relating to the Bonds; and

WHEREAS, the Lessor and Lessee now desire to amend the Lease to provide for annual lease rentals payable by the Lessee in amounts that correspond with the semi-annual amounts of principal and interest due on the Bonds in each twelve (12) month period ending on each February 1 (each, an “Annual Period”), rounded up to the next \$1,000 integral, plus an additional \$5,000 each Annual Period to cover the certain administrative costs and expenses related to the Bonds, payable in advance in semi-annual installments on January 1 and July 1 of each year;

NOW THEREFORE, in consideration of the premises, the covenants and agreements hereinafter contained, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lessor and the Lessee agree as follows:

PART I

AMOUNT OF RENT PAYABLE AND RENTAL PAYMENT DATES

The schedule of the amount and date of each semiannual installment of Fixed Rental Payments payable under the Lease, is hereby amended to read in its entirety as set for in Exhibit A attached hereto.

PART II

REAFFIRMATION OF LEASE

Except as otherwise provided herein, all terms, conditions and provisions of the Lease are hereby ratified and affirmed.

PART III

EFFECTIVE DATE

The provisions of this Third Amendment to Lease Agreement are only effective upon the issuance of the 2020B Bonds.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Third Amendment to Lease Agreement as of the date and year first written above.

LESSOR:

LESSEE:

CITY OF CARMEL REDEVELOPMENT
AUTHORITY

CITY OF CARMEL REDEVELOPMENT
COMMISSION

By: _____
President

By: _____
President

ATTEST:

ATTEST:

By: _____
Secretary-Treasurer

By: _____
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____, personally known to be the President and Secretary-Treasurer, respectively, of the City of Carmel Redevelopment Authority (the “Authority”), and acknowledged the execution of the foregoing Third Amendment to Lease Agreement for and on behalf of the Authority.

WITNESS my hand and notarial seal this ____ day of _____, 2020.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the City of Carmel Redevelopment Commission (the "Commission"), and acknowledged the execution of the foregoing Third Amendment to Lease Agreement for and on behalf of the Commission.

WITNESS my hand and notarial seal this ____ day of _____, 2020.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ *Bruce D. Donaldson*

This instrument was prepared by Bruce D. Donaldson, Esq., Barnes & Thornburg LLP,
11 South Meridian Street, Indianapolis, Indiana 46204.

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Witness Signature

Witness Name (must be typed / printed)

PROOF:

STATE OF INDIANA
COUNTY OF HAMILTON

Before me, a Notary Public in and for said County and State, on _____,
personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly
sworn, did depose and say that he/she knows
_____, to be the individual(s) described in and
who executed the foregoing instrument; that said WITNESS was present and saw said
_____ execute the same;
and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY PUBLIC

NOTARY SEAL / STAMP Requirements:

Notary Name exactly as Commission

Notary Public - State of Indiana

Seal

My Commission Expires: _____

Commission No. _____

EXHIBIT A

Adjusted Lease Rental Payment Schedule

[To be attached following the sale of the 2020B Bonds]

RESOLUTION CC-08-17-20-03

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA, AUTHORIZING AN AMENDED AND RESTATED REVENUE DEPOSIT
AGREEMENT BETWEEN THE CITY OF CARMEL, INDIANA, AND THE CITY OF
CARMEL REDEVELOPMENT COMMISSION**

Synopsis:

This Resolution approves and authorizes the City and the CRC to execute an updated Amended and Restated Revenue Deposit Agreement in order to supplement the list of Allocation Areas governed by the terms of the Agreement, reflect certain refunding bonds of the Redevelopment Authority, update the Supplemental Reserve Fund requirement and make certain technical corrections thereto.

WHEREAS, the City of Carmel Redevelopment Authority (the “Authority”) has been created pursuant to Indiana Code 36-7-14.5 as a separate body corporate and politic, and as an instrumentality of the City of Carmel, Indiana (the “City”) to finance local public improvements for lease to the City of Carmel Redevelopment Commission (the “Commission”); and

WHEREAS, the Commission, as the governing body for the District pursuant to the Act, has previously created certain “allocation areas” in order to capture property tax proceeds derived from incremental assessed valuation of real and certain depreciable personal property in such allocation areas which is in excess of the “base assessed value” (such property tax proceeds hereinafter referred to as “TIF Revenue”), all pursuant to and as described Indiana Code 36-7-14-39 and Indiana Code 36-7-14-39.3; and

WHEREAS, the Commission has previously incurred certain obligations in order to finance certain improvements located in, or serving or benefitting, one or more of such allocation areas, and the Commission reasonably expects to repay such obligations from TIF Revenue to be received from such allocation areas; and

WHEREAS, the City and the Commission have previously executed the Amended and Restated Revenue Deposit Agreement, dated as of April 9, 2019 (the “Existing Revenue Deposit Agreement”), in order to establish a procedure for setting aside the TIF Revenue, as and when received, for the purpose of ensuring the timely payment of such obligations as the same shall become due in accordance with their respective terms; and

WHEREAS, a need exists to (a) supplement the list of allocation areas described and identified on Exhibit A to the Existing Revenue Deposit Agreement by adding (i) the South Rangeline Allocation Area (less developer portion), (ii) the Magnolia Allocation, (iii) the Franciscan Allocation Area (less company portion), (iv) the Smokey & Monon Allocation Area (less developer portion), (v) the Firehouse Allocation Area (less developer portion), and (vi) the South Pennsylvania Allocation Area (collectively, the “Additional Allocation Areas”), (b) revise the definition of certain obligations described therein to reflect the issuance of refunding bonds, (c) revise the requirements for the Supplemental Reserve Fund (as defined therein), and (d) make certain technical corrections to the Existing Revenue Deposit Agreement (clauses (a) through and including (d), the “2020 Amendments”); and

42 WHEREAS, the Common Council now desires to authorize and approve a new Amended
43 and Restated Revenue Deposit Agreement, in the form presented at this meeting (the “New
44 Revenue Deposit Agreement”).

45 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
46 CITY OF CARMEL, INDIANA, as follows:

47 Section 1. Approval of New Revenue Deposit Agreement. The Common Council
48 hereby authorizes and approves the New Revenue Deposit Agreement in order to make the 2020
49 Amendments. The Mayor is hereby authorized to execute the New Revenue Deposit Agreement
50 on behalf of the City, subject to the Commission’s adoption of a similar resolution authorizing
51 and approving the New Revenue Deposit Agreement prior to the execution thereof.

52 Section 2. Authorization of Other Actions. Each of the Mayor, any member of the
53 Common Council, the Clerk and the Controller is hereby authorized and directed, for and on
54 behalf of the City, to execute and deliver execute all such instruments, documents or certificates
55 and to take any action as such person determines to be necessary or appropriate to accomplish
56 the purposes of this Resolution, such determination to be conclusively evidenced by such
57 person’s execution of such instruments, documents or certificates or such taking of such action
58 by such officer.

59 Section 3. Severability. If any part of this Resolution shall be adjudged to be invalid
60 by a court of proper jurisdiction, it shall be conclusively presumed that the Common Council
61 would have passed the remainder of this Resolution without such invalid part.

62 Section 4. Repeal of Conflicting Resolutions. All ordinances, resolutions and orders,
63 or parts thereof, in conflict with the provisions of this Resolution, are, to the extent of such
64 conflict, hereby repealed.

65 Section 5. Effectiveness. This Resolution shall be in full force and effect from and
66 after its adoption by the Common Council and upon compliance with the procedures required by
67 law.

PASSED by the Common Council of the City of Carmel, this ____ day of _____,
2020, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Laura D. Campbell, President

Sue Finkam, Vice-President

H. Bruce Kimball

Kevin D. Rider

Anthony Green

Jeff Worrell

Tim Hannon

Miles Nelson

Adam Aasen

ATTEST:

Sue Wolfgang, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
_____ 2020, at _____.M.

Sue Wolfgang, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
_____ 2020, at _____.M.

James Brainard, Mayor

ATTEST:

Sue Wolfgang, Clerk

Prepared by: Bruce D. Donaldson
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

DMS 17856996.1

AMENDED & RESTATED REVENUE DEPOSIT AGREEMENT

Between

CITY OF CARMEL, INDIANA,

And

CITY OF CARMEL REDEVELOPMENT COMMISSION

Dated as of _____, 2020

AMENDED & RESTATED REVENUE DEPOSIT AGREEMENT

This AMENDED & RESTATED REVENUE DEPOSIT AGREEMENT, dated as of _____, 2020 (the “Agreement”), is being entered into between the CITY OF CARMEL, INDIANA (the “City”), a political subdivision duly created and validly existing under the laws of the State of Indiana (the “State”), and the CITY OF CARMEL REDEVELOPMENT COMMISSION (the “Commission”), as governing body of the City of Carmel Redevelopment District (the “District”), a special taxing district duly created and validly existing under the laws of the State (each, a “Party” and, collectively, the “Parties”).

WITNESSETH

WHEREAS, the Commission, as the governing body for the District pursuant to the Act (as hereinafter defined), has previously created the Allocation Areas described in Exhibit A attached hereto in order to capture property tax proceeds derived from incremental assessed valuation of real and certain depreciable personal property in such Allocation Areas which is in excess of the “base assessed value” (such property tax proceeds hereinafter referred to as “TIF Revenue”), all pursuant to and as described in Sections 39 and 39.3 of the Act; and

WHEREAS, the Commission has previously incurred and expects to incur certain obligations in order to finance or refinance certain improvements located in or serving or benefitting one or more of the Allocation Areas; and

WHEREAS, the Commission reasonably expects to repay such obligations from TIF Revenue to be received from the Allocation Areas and other revenues of the Commission; and

WHEREAS, the City and the Commission desire to establish a procedure for setting aside the TIF Revenue as and when received to ensure the timely payment of such obligations as the same shall become due in accordance with their respective terms;

NOW, THEREFORE, in consideration of the premises and the covenants and agreements contained herein, the Parties now desire to enter into this Agreement and hereby agree as follows:

ARTICLE I

DEFINITIONS

The following words and phrases shall have the following meanings, unless the context or use clearly indicates another or different meaning or intent. Any terms defined in the Act or other Indiana statutes, but not otherwise defined herein, shall have the meanings specified in the Act or other Indiana statutes, unless the context or use clearly indicates another or different meaning or intent.

“Act” means Indiana Code 36-7-14, Indiana Code 36-7-25, and all related and supplemental statutes conferring powers or authority on the Commission.

“Allocation Areas” means, collectively, the allocation areas identified on Exhibit A attached hereto and made a part hereof, which have been previously established by the Commission in accordance with the Act for the purposes of capturing TIF Revenue.

“Allocation Funds” means, collectively, the allocation funds previously established by the Commission in accordance with the Act for each of the allocation areas identified on Exhibit A hereto, for the TIF Revenue collected in the respective Allocation Areas.

“Auditor” shall mean the Auditor of Hamilton County, Indiana.

“Business Day” or “business day” means a day other than Saturday, Sunday or day on which banking institutions in the city in which the principal corporate trust office of the Deposit Trustee is located are required or authorized by law to close or on which the New York Stock Exchange is closed.

“City” shall mean the City of Carmel, Indiana.

“Controller” means the Controller of the City.

“Commission” means the City of Carmel Redevelopment Commission, governing body of the District.

“District” means the City of Carmel Redevelopment District.

“Energy Center Contracts” means, collectively, the three Energy Consumption Agreements between the City of Carmel Utilities Department and Carmel Civic Square Building Corporation, each dated as of November 1, 2010, relating to the City Hall, Fire Station and Police Station buildings.

“Illinois Street Allocation Areas” means, collectively, the Illinois Street Allocation Area, the Illinois Street Expansion Allocation Area and the Amended Illinois Street Allocation Area.

“126th Street Allocation Areas” means, collectively, the Amended 126th Street Allocation Area and the Amended 126th Street Expansion Allocation Area.

“PAC Bonds” means, collectively, the 2005 Bonds and the 2020B Bonds.

“Payment Date” means (i) with respect to the 2006 COIT Bonds, June 15 and December 15 of each year; (ii) with respect to the PAC Bonds, the 2010C COPS, the 2016 Bonds, the 2017C-2 Bonds and the 2019A-2 Bonds, January 1 and July 1 of each year; (iii) with respect to the 2012 Bonds, the 2013 Bonds and the 2011 Installment Purchase Agreement, January 15 and July 15 of each year; and (iv) with respect to the 2011A Bonds and the 2017 Installment Purchase Contract, February 1 and August 1 of each year.

“State” shall mean the State of Indiana.

“TIF Revenue” means the property tax proceeds received by the Commission, which the Commission reasonably expects to use for the repayment of the obligations described in Section 2.1 of this Agreement when due, which proceeds are derived from the incremental assessed valuation of real and certain depreciable personal property in the Allocation Areas in excess of the assessed valuation described in Section 39(b)(1) of the Act, as such statutory provision exists on the date of execution of this Agreement.

“2004 Bonds” means the City of Carmel Redevelopment District Tax Increment Revenue Bonds, Series 2004A (Illinois Street Project).

“2005 Bonds” means the City of Carmel, Indiana, Redevelopment Authority Lease Rental Revenue Bonds, Series 2005, dated December 21, 2005, issued in the original aggregate issued amount of \$79,998,227.15.

“2010C COPs” means the City of Carmel, Indiana, Redevelopment District Certificates of Participation, Series 2010C, dated November 12, 2010, issued in the original aggregate principal amount of \$16,300,000, and any obligations issued to refinance all or a portion of the outstanding 2010C COPs, including the City of Carmel Redevelopment Authority Lease Rental Refunding Bonds, Series 2016C (Energy Center Project), dated May 5, 2016, issued in the original aggregate principal amount of \$15,164,000.

“2011 Installment Purchase Agreement” means the Installment Purchase Agreement, Secondary Number Two, dated December 7, 2011, between the Commission and Village Financial, LLC.

“2011A Bonds” means the City of Carmel, Indiana Senior Economic Development Revenue Bonds, Series 2011A (Arts District Lofts & Shoppes Project), dated July 28, 2011, issued in the original aggregate principal amount of \$9,630,000.

“2012 Bonds” means, collectively, (i) the 2020A Bonds (which refunded the City of Carmel, Indiana, Redevelopment Authority Lease Rental Revenue Multipurpose Bonds, Series 2012 A), and (ii) the City of Carmel, Indiana, Redevelopment Authority Lease Rental Revenue Multipurpose Bonds, Series 2012 B (Taxable), issued in the original aggregate principal amount of \$69,245,000, dated December 27, 2012.

“2013 Bonds” means the City of Carmel, Indiana Redevelopment District Bonds of 2013, dated December 5, 2013, issued in the original aggregate principal amount of \$6,535,000.

“2016 Bonds” means the City of Carmel, Indiana, Redevelopment Authority Lease Rental Bonds, Series 2016B (Economic Development Projects), dated May 5, 2016, issued in the original aggregate principal amount of \$10,337,000.

“2017C-2 Bonds” means the City of Carmel, Indiana, Redevelopment Authority Taxable Lease Rental Bonds, Series 2017C-1 (TIF Supported), dated December 14, 2017, issued in the original aggregate principal amount of \$16,600,000.

“2017 Installment Purchase Contract” means the Installment Purchase Contract (Garage Air Parcel/Garage Component), dated June 16, 2017, between the Commission and Monon and Main, LLC.

“2019A-2 Bonds” means the City of Carmel, Indiana, Redevelopment Authority Taxable Lease Rental Bonds, Series 2019A-2 (TIF Supported), dated April 9, 2019, issued in the original aggregate principal amount of \$8,170,000.

“2020A Bonds” means the City of Carmel Redevelopment Authority [Taxable] Lease Rental Revenue Refunding Bonds, Series 2020A, dated _____, 2020, issued in the original aggregate principal amount of \$_____.

“2020B Bonds” means the City of Carmel Redevelopment Authority [Taxable] Lease Rental Revenue Refunding Bonds, Series 2020B, dated _____, 2020, issued in the original aggregate principal amount of \$_____.

“Transaction Documents” means, collectively, any trust indenture, installment payment contract, loan agreement, lease agreement or other instrument which has been previously executed by the Commission or the City of Carmel Redevelopment Authority in connection with the obligations described in Section 2.1 of this Agreement.

(End of Article I)

ARTICLE II

FUNDS AND ACCOUNTS

Section 2.1. Deposit of TIF Revenue. Upon the receipt of each distribution of TIF Revenue from the Auditor, the Controller shall set aside and transfer the TIF Revenue as follows:

(a) Prior to making any other transfers of TIF Revenue under this Agreement, the Controller shall first transfer to the paying agent for the 2004 Bonds an amount of TIF Revenue derived from the Illinois Street Allocation Areas sufficient to pay all amounts due with respect to the 2004 Bonds on the immediately succeeding payment date for the 2004 Bonds.

(b) Next, the Controller shall transfer to the paying agent for the 2013 Bonds an amount of TIF Revenue derived from the Illinois Street Allocation Areas (available after payment of any required debt service on the 2004 Bonds) equal to the lesser of (i) all of such TIF Revenue, or (ii) an amount of such TIF Revenue sufficient to pay all amounts due with respect to the 2013 Bonds on the immediately succeeding Payment Date. In the event such TIF Revenue is insufficient to pay all amounts due with respect to the 2013 Bonds on the next Payment Date, the Controller shall transfer to the paying agent for the 2013 Bonds an amount of TIF Revenue derived from the 126th Street Allocation Areas equal to the lesser of (i) all of such TIF Revenue, or (ii) an amount of such TIF Revenue (together with TIF Revenue transferred from the Illinois Street Allocation Areas) sufficient to pay all amounts due with respect to the 2013 Bonds on the next Payment Date.

(c) Next, the Controller shall transfer to the paying agent for the 2010C COPs an amount of TIF Revenue equal to the lesser of: (i) all of such semi-annual distribution of TIF Revenue, or (ii) an amount of TIF Revenue sufficient to pay all amounts due with respect to the 2010C COPs on the immediately succeeding Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to the paying agent for the 2010C COPs and held by the paying agent to pay debt service on such Payment Date.

(d) Next, the Controller shall transfer to the bond trustee for the 2012 Bonds an amount of TIF Revenue equal to the lesser of: (i) all of the remainder of such semi-annual distribution of TIF Revenue, or (ii) an amount of TIF Revenue sufficient to pay all amounts due with respect to the 2012 Bonds on the immediately succeeding Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to the trustee for the 2012 Bonds and held by the trustee to pay debt service on such Payment Date.

(e) Next, the Controller shall transfer to the bond trustee for the 2016 Bonds an amount of TIF Revenue equal to the lesser of: (i) all of the remainder of such semi-annual distribution of TIF Revenue, or (ii) an amount of TIF Revenue sufficient to pay all amounts due with respect to the 2016 Bonds on the immediately succeeding

Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to the trustee for the 2016 Bonds and held by the trustee to pay debt service on such Payment Date.

(f) Next, the Controller shall transfer to the bond trustee for the 2017C-2 Bonds and the 2019A-2 Bonds an amount of TIF Revenue equal to the lesser of: (i) all of the remainder of such semi-annual distribution of TIF Revenue, or (ii) an amount of TIF Revenue sufficient to pay all amounts due with respect to the 2017C-2 Bonds and the 2019A-2 Bonds on the immediately succeeding Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to the trustee for the 2017C-2 Bonds and the 2019A-2 Bonds and held by the trustee to pay debt service on such Payment Date.

(g) Next, the Controller shall transfer to the bond trustee for the PAC Bonds an amount of TIF Revenue equal to the lesser of: (i) all of the remainder of such semi-annual distribution of TIF Revenue, or (ii) an amount of TIF Revenue sufficient to pay all amounts due with respect to the PAC Bonds on the immediately succeeding Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to the trustee for the PAC Bonds and held by the trustee to pay debt service on such Payment Date.

(h) Next, the Controller shall transfer to the bond trustee for the 2011A Bonds an amount of TIF Revenue equal to the lesser of: (i) all of the remainder of such semi-annual distribution of TIF Revenue, or (ii) an amount (if any) of TIF Revenue required to pay all amounts due with respect to the 2011A Bonds on the immediately succeeding Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to the trustee for the 2011A Bonds and held by the trustee to pay debt service on such Payment Date (including, without limitation, tax increment revenues derived from the Arts District Lofts & Shoppes Tax Allocation Area and pledged to the payment of the 2011A Bonds).

(i) Next, the Controller shall transfer to the Commission an amount of TIF Revenue equal to the lesser of: (i) all of the remainder of such semi-annual distribution of TIF Revenue, or (ii) an amount (if any) of TIF Revenue the Commission is required to pay under the 2017 Installment Purchase Contract on the immediately succeeding Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to make payments on the 2017 Installment Purchase Contract on such Payment Date (including, without limitation, tax increment revenues derived from

the Monon & Main Allocation Area and pledged to the payment of the 2017 Installment Purchase Contract).

(j) Next, for years 2029 through 2034 only, the Controller shall transfer to the Commission any amounts the Commission is required to pay under the 2011 Installment Purchase Agreement on the immediately succeeding Payment Date; provided, however, in making any such transfers pursuant to this Section, the Controller shall take into account any other revenues or funds previously transferred by, or on behalf of, the Commission to make payments on the 2011 Installment Purchase Agreement on such Payment Date.

(k) Next, the Controller shall transfer to a fund to be held as a supplemental reserve fund for all outstanding obligations referenced in this Agreement (the "Supplemental Reserve Fund") the following amounts of available TIF Revenue: \$1,400,000 in 2016 and in years 2018-2031; provided, however that the City and the Commission hereby agree to re-evaluate and renegotiate the amount of the required annual deposit into the Supplemental Reserve Fund in year 2020 in connection with the preparation of the 2021 budget, based upon then current projections of TIF Revenue and projected shortfall amounts (if any) of TIF Revenue and other available revenues needed to cover all outstanding CRC obligations payable from the TIF Revenue over the remaining term of those obligations.

Section 2.2. Excess TIF Revenue. In the event that there shall be any remaining TIF Revenue after making the deposits required by Section 2.1 hereof, the Controller shall retain such funds in the respective Allocation Funds to be used for the purposes permitted by the Act.

Section 2.3. Notice of Deficiency. In the event that any semi-annual distribution received by the Controller shall be insufficient to make all of the deposits required by Section 2.1 to pay all amounts due on the immediately succeeding Payment Date for each identified obligation, after taking into account other revenues or funds contributed by the Commission for such purpose, the Controller shall within three (3) business days provide written notification to the Mayor and Common Council of the City and to the Commission of such deficiency.

Section 2.4. Debt Service Schedules. The Commission through its municipal advisor shall immediately provide the Controller with updated debt service schedules for all of the outstanding obligations identified in Section 2.1, and shall provide debt service schedules for any obligations identified in Section 2.1 that are not yet issued immediately following the issuance of such obligations.

Section 2.5. Other Commitments. The parties agree that all payments in lieu of taxes (PILOTs) made by The Barrington of Carmel retirement center located at 1335 South Guilford Road, Carmel, Indiana, shall be allocated to the Commission and treated as TIF Revenue for purposes of this Agreement. The City further agrees that, beginning in budget year 2017, all payments required to be made by the City under the Energy Center Contracts will be made in

accordance with the amounts required to be made under the currently effective versions of those contracts.

Section 2.6. Annual SBT Determination. So long as any of the obligations described in Section 2.1 payable from a special benefits tax (SBT) back-up remain outstanding, the City and the Commission shall make an annual determination as part of the City's annual budget process as to whether the SBT is required to be levied to meet the following year's debt service requirements on such obligations, taking into account anticipated TIF Revenue and other revenues available to the Commission and the City and to be dedicated for such purposes.

(End of Article II)

ARTICLE III

MISCELLANEOUS

Section 3.1. Governing Law. This Agreement is executed by the Parties and delivered in the State and with reference to the laws thereof, and the rights of all Parties and the validity, construction and effect of every provision hereof shall be subject to and construed according to the laws of the State.

Section 3.2. Immunity of Officers, Directors, Members, Employees and Agents. No recourse shall be had for any claim based upon any obligation in this Agreement against any past, present or future official, officer, director, member, attorney, employee or agent of the Parties, as such, under any rule of law or equity, statute or constitution.

Section 3.3. Counterparts. This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts, together, shall constitute but one and the same instrument, which shall be sufficiently evidenced by any such original counterpart.

Section 3.4. Performance Due on Day other than a Business Day. If the last day for taking any action under this Agreement is not on a Business Day, such action may be taken on the next succeeding Business Day and, if so taken, shall have the same effect as if taken on the day required by this Agreement.

Section 3.5. Amendments. This Agreement may be terminated, supplemented or amended only upon the written agreement of the City and the Commission and only after approvals of the Common Council of the City and the Commission.

Section 3.6. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties with respect to the subject matter, and shall supersede all prior oral or written agreements with respect to the matters that are the subject hereof.

Section 3.7. Interpretation of Conflicting Provisions. In the event there shall be a conflict between any provision of the Transaction Documents and any provision of this Agreement, the City and the Commission hereby agree that the provisions of such Transaction Document shall be controlling, unless the terms of any of such Transaction Documents shall expressly provide otherwise.

Section 3.8. Effective Date and Repeal of Prior Revenue Deposit Agreement. This Agreement shall take effect immediately upon the execution of the parties hereto. Upon such effective date, the Amended and Restated Revenue Deposit Agreement between the City and the Commission dated as of April 9, 2019 (the "Prior Revenue Deposit Agreement"), shall be terminated and of no further force and effect. Upon termination of the Prior Revenue Deposit Agreement, all funds contained in the Supplemental Reserve Fund created under that agreement shall be transferred to and retained in the Supplemental Reserve Fund established in Section 2.1(k) of this Agreement.

(End of Article III)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their names and on their behalf as of the date first written above.

CITY OF CARMEL, INDIANA

By: _____
Mayor

CITY OF CARMEL, INDIANA,
REDEVELOPMENT COMMISSION, as
governing body of the City of Carmel
Development District

By: _____
President

EXHIBIT A

LIST OF ALLOCATION AREAS

Amended 126th Street Allocation Area
Amended 126th Street Expansion Allocation Area
City Center Allocation Area
City Center Expansion Allocation Area
Hazel Dell North Allocation Area
Hazel Dell South Allocation Area
Illinois Street Allocation Area
Illinois Street Expansion Allocation Area
Amended Illinois Street Allocation Area
Old Meridian Allocation Area
Old Meridian Expansion Allocation Area
Meridian & Main Allocation Area/Spine Group I Site (less developer portion)
Old Town Allocation Area
Carmel Drive Allocation Area
Lauth-Walker Allocation Area
Old Town Shoppes Allocation Area
Old Methodist Allocation Area
Lurie Allocation Area
Village of West Clay Allocation Area
Merchants Pointe Allocation Area
Merchants Pointe Expansion Allocation Area
116th Street Centre Allocation Area (less developer portion)
Carmel Downtown Allocation Area No. 1 (less developer portion)
Carmel Downtown Allocation Area No. 2 (less developer portion)
CRC Parcel #12 Allocation Area
Parkwood Crossing Allocation Area
Parkwood East Allocation Area
Proscenium Allocation Area (less developer portion)
Grand & Main Allocation Area (less developer portion)
Olivia on Main Allocation Area (less developer portion)
Merchants Square Allocation Area
Legacy Project Allocation Area (less reimbursement portion owed to City)
KAR Allocation Area (less company portion)
Sunrise Allocation Area (less developer portion)
Motor Court West Allocation Area
Meridian & Main – Indiana Spine Group II Allocation Area (less developer portion)
South Rangeline Allocation Area (less developer portion)
Magnolia Allocation Area
Franciscan Allocation Area (less company portion)
Smokey & Monon Allocation Area (less developer portion)
Firehouse Allocation Area (less developer portion)
South Pennsylvania Allocation Area